

**ORDINARY MEETING**

**OF**

**WELLINGTON CITY COUNCIL**

**AGENDA**

**Time:** 9:30am  
**Date:** Wednesday, 27 June 2018  
**Venue:** Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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**MEMBERSHIP**

Mayor Lester  
Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Foster  
Councillor Free  
Councillor Gilberd  
Councillor Lee  
Councillor Marsh  
Councillor Pannett  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**Have your say!**

*You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.*

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## 1. Meeting Conduct

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### 1.1 Karakia

The Chairperson will open the meeting with a karakia.

<b>Whakataka te hau ki te uru,</b>	Cease oh winds of the west
<b>Whakataka te hau ki te tonga.</b>	and of the south
<b>Kia mākinakina ki uta,</b>	Let the bracing breezes flow,
<b>Kia mātaratara ki tai.</b>	over the land and the sea.
<b>E hī ake ana te atākura.</b>	Let the red-tipped dawn come
<b>He tio, he huka, he hauhū.</b>	with a sharpened edge, a touch of frost,
<b>Tihei Mauri Ora!</b>	a promise of a glorious day

### 1.2 Apologies

The Chairperson invites notice from members of:

1. Leave of absence for future meetings of the Wellington City Council; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### 1.3 Announcements by the Mayor

### 1.4 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

### 1.5 Confirmation of Minutes

The minutes of the meeting held on 30 May 2018 will be put to the Council for confirmation.

### 1.6 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows:

#### ***Matters Requiring Urgent Attention as Determined by Resolution of the Wellington City Council***

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

#### ***Minor Matters relating to the General Business of the Wellington City Council***

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Wellington City Council for further discussion.

### 1.7 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.



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## 2. General Business

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### ADDITION OF LAND TO THE WELLINGTON TOWN BELT

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#### Purpose

1. To enable the Council open space land between Aro Street and Devon Street to form part of the Wellington Town Belt, managed under the Wellington Town Belt Management Plan (Plan).

#### Summary

2. In 2017 the Council acquired a 4221 square metre vegetated gully between Aro Street and Devon Street to add to the Wellington Town Belt.
3. The Council proposes to formally gazette this land as Wellington Town Belt under the Wellington Town Belt Act 2016 (the Act) which requires consultation using the special consultative procedure under the Local Government Act 2002.
4. The Council carried out consultation in conjunction with the Council's draft Long-term Plan 2018/28. 68% of submitters supported adding the land to the Wellington Town Belt with 6% opposed.
5. Officers now recommend that the Council agree to add the land to the Wellington Town Belt, to be managed under the Plan.

#### Recommendation/s

That the Council:

1. Receives the information.
2. Notes that Council consulted with the public about the proposal to add the Land to the Town Belt using the special consultative procedure under the Local Government Act 2002.
3. Considers the consultation feedback received.
4. Agrees to add 4,221m<sup>2</sup> of Council land at 190 Abel Smith Street being Section 1226 Town of Wellington, shown on **Attachment 1** (the Land) to the Wellington Town Belt.
5. Agrees to amend the Wellington Town Belt Management Plan to include the Land, as shown in **Attachment 2**.

Agrees that submissions on the proposed amendments to the Plan are not required as the proposed amendments are technical or minor in nature and further submissions are unnecessary.

#### Background

6. On 20 April 2017 the Council agreed to acquire a 4221 m<sup>2</sup> vegetated gully between Aro Street and Devon Street and instructed officers to prepare to consult the public about the proposal to add the Land to the Wellington Town Belt. The land was acquired and the fee simple vests in Council.

7. The land has ecological connections to nearby Zealandia and provides habitat for a wide range of native birds. It is zoned Open Space B under the District Plan and was formerly part of the Wellington Town Belt. It is identified as a high priority for acquisition in the Wellington Town Belt Management Plan .
8. The Council proposes to formally gazette this land as Wellington Town Belt under the Wellington Town Belt Act 2016 (Act). The Act requires the Council to consult on this proposal using the special consultative procedure under the Local Government Act 2002.
9. The Council carried out the consultation in conjunction with the Council's draft Long-term Plan 2018/28. It received 2067 submissions. 68% of submitters supported adding the land to the Wellington Town Belt, 6% opposed, 21% were neutral and 5% did not know.

## Discussion

### Addition of land to the Wellington Town Belt

10. Council must pass a resolution in order for the Land to officially form part of the Wellington Town Belt (Section 21 of the Wellington Town Belt Act).
11. The necessary prerequisite for passing this resolution, namely consultation using the special consultative procedure, has been carried out.
12. The majority of submissions received supported adding the Land to the Wellington Town Belt. The main reason for supporting acquisition were to preserve open space, extend the Wellington Town Belt, improve ecological connections and help bring back native birds. Reasons for not adding it to the Wellington Town Belt included using it for housing instead and look after the current Wellington Town Belt before adding more land. A complete set of comments on the proposal to add the Land to the Wellington Town Belt is shown in **Attachment 3**.
13. Officers recommend that, taking into account the feedback received and consistent with previous Council decisions, Council resolve that the Land form part of the Wellington Town Belt, and that this resolution be Gazetted (as required by section 21(4) of the Act).

### Amendments to the Plan

14. The Council must also describe the land that comprises the Wellington Town Belt in the Wellington Town Belt Management Plan (the Plan). This is to ensure there is one place where the current extent of the Wellington Town Belt is legally described. The Wellington Town Belt Act 2016 only included land that was legally described as Wellington Town Belt at the time of enactment. Therefore, in order for the Land to form part of the Plan, the Plan must be amended.
15. The particular changes to the Plan to reflect the proposed inclusion of the Land in the WellingtonTown Belt will be
  - Update Appendix 3 showing the land schedules.
  - Update all maps showing the new Land
  - Update the wording to reflect acquisition of the Land

An updated version of the Plan, showing the proposed amendments in highlighted text, is attached as **Attachment 2**.

16. The most efficient way to add the land is to move a minor amendment to the Plan under section 11(5)(a) of the Act. This enables minor and technical changes to be made without asking for public feedback.

17. Public submissions are also considered unnecessary. The amendments are to reflect the recommended decision that the Land form part of the Wellington Town Belt, which has already been consulted on. The consultation clearly signalled that the Land form part of the Town Belt, with the necessary consequence being that it would be managed under the Plan (along with all other Town Belt land). The consultation material also noted that the current Plan identifies the Land as high priority for acquisition.
18. In these circumstances, seeking further submissions from the public is not only considered unnecessary but also could be confusing.

### **Next Actions**

19. Publish the resolution in the Gazette
20. Update and publish the amended Plan.

### **Attachments**

Attachment 1.	Land to be added to the Wellington Town Belt <a href="#">↓</a>	Page 11
Attachment 2.	Amended Wellington Town Belt Management Plan <a href="#">↓</a>	Page 12
Attachment 3.	Submissions on addition of Wellington Town Belt land <a href="#">↓</a>	Page 200

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Authoriser	Paul Andrews, Manager Parks, Sport and Recreation Barbara McKerrow, Chief Operating Officer

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

The Council consulted with the public over adding this land to the Wellington Town Belt with the Council's draft Long-term Plan 2018/28. 68% of submitters supported adding the land to the Wellington Town Belt with 6% opposed.

### **Treaty of Waitangi considerations**

Iwi were consulted with and supported acquisition of this land to be added to the Wellington Town Belt.

### **Financial implications**

None. Land was acquired in 2017.

### **Policy and legislative implications**

Proposed addition is consistent with the provisions of the Wellington Town Belt Act 2016 and the Wellington Town Belt Management Plan 2017.

### **Risks / legal**

The legal team have reviewed the paper.

### **Climate Change impact and considerations**

None

### **Communications Plan**

None

### **Health and Safety Impact considered**

Not applicable



## 1 Introduction



**The horseshoe-shaped Wellington Town Belt as seen from Te Ahumairangi Hill Lookout**

Wellington has a very beautiful natural setting by world standards. The inner city faces north and east to the natural sweep of Lambton Harbour, and steep hills enclose it from behind. The inner suburbs cling to these hills, of which large areas, including significant ridgetops, are the Wellington Town Belt.

### 1.1 The Town Belt concepts

Wellington is fortunate to retain a large portion of the space set aside as Town Belt in 1839 under the instruction of the Secretary of the New Zealand Company, John Ward, who stated:

*"It is indeed desirable that the whole outside of the Town, inland, should be separated from the country by a broad belt of land which you will declare that the Company intends to be public property on condition that no buildings be ever erected upon it."*

Originally held by Central Government (the Crown) after it was gazetted in 1841, this horseshoe-shaped green space on the hills cradling the central city and inner suburbs has been administered and controlled by Wellington City Council since 1873.

A Town Belt is an area of land set aside during the design of towns and cities to provide a green and open space for the pleasure and health of the citizens. This design approach had been advocated by utopian and radical social reformers in Britain since the early 19th century as a means of providing relief for ordinary citizens from the overcrowding of the cities.

Today it is widely accepted that open space in the city is essential to not only the character and function of the city but the physical, emotional and spiritual health and wellbeing of its people. Cities around the world with environmental and social problems are working to improve the urban environment, and the provision of open space is high on the agenda. Once the built landscape is there, trying to retrofit the cityscape to include open space is incredibly difficult and often impossible. Established open space within the urban landscape (especially a large, diverse,

connected, accessible and visible open space network like the Town Belt) is extremely valuable to the city and the people who live there.

Contemporary ideas on the value of natural environments fit with the Town Belt concept. The Town Belt in Wellington protects a large, predominantly natural, open-space environment with a huge range of direct and indirect environmental, social, recreational and economic benefits to the city and its residents.

The concept of a Town Belt has endured through the development of the city. The values associated with the Town Belt have, however, changed and continue to evolve as the value and potential values of open space in the urban environment is more widely debated and understood.

## 1.2 What is the Wellington Town Belt? <sup>1</sup>

Before the arrival of European colonists, the Town Belt land was under the kaitiakitanga (guardianship) of the resident iwi/hapu. The earliest documented description and pictures of the Town Belt have the land covered in forest with the slopes of Mt Victoria/Tangi te keo covered in kānuka shrubland. The Māori history and traditions related to the places that now make up the Town Belt go back to the earliest arrival of Māori in Wellington. Two important components of the Town Belt are the key ridgelines in the east and west of central Wellington, known as Te Ranga a Hiwi – or the ridge of Hiwi – and the ridgeline of Ahumairangi. Hiwi was the son of the daughter of Tara, the eponymous ancestor of Ngāi Tara. Ngāi Tara were probably the first Māori to settle the area, constructing pā and developing gardens and using the forests to gather food. Before Ngāi Tara were others, more of the hunter-gatherer groups known by some as the kāhui tipua, who moved around taking advantage of the natural resources of the region.

The term ‘original Town Belt’ refers to all of the land proclaimed as Town Belt in 1841, being 1544 acres (625ha) that was set aside from land included in the Port Nicholson Deed of Purchase. Despite questions about the legality of purchase in 1841, Governor Hobson proclaimed the Town Belt a Crown reserve, labelled as *‘land ... reserved for the enjoyment of the public and not to be built upon’* (see map on page 5).

The Crown (latterly through the Superintendent of the Province of Wellington) held the land from 1841 to 1871. The Wellington City Reserves Act 1871 instructed the Superintendent to convey the land *‘upon such trusts and for such purposes of public utility to the City of Wellington and its inhabitants’*. The Superintendent executed a deed of trust now usually referred to as the Town Belt Deed. See Appendix 1. Other land forming the Basin Reserve was ultimately put into trust under a separate deed. The Canal Reserve, comprising the traffic islands between the Basin Reserve and Courtenay Place was included in (and is still part of) the Town Belt Deed.

A total of 1061 acres (429ha) was finally conveyed to the Mayor, Councillors, and citizens of the City of Wellington on 20 March 1873 to be forever used as *‘public recreation ground for the inhabitants of the City of Wellington’*. The Town Belt Deed set out how the Council was to manage the land. The Council holds the land in trust for the citizens of Wellington and is a similar concept to the public commons in England. A public commons means a place that has a public good that is free for people to view and enjoy and owned by everyone who wants to be a part of it.

The growth of Wellington City after 1841 meant that over a third of the land originally designated for Town Belt has been taken for community purposes (see map on page 5). Significant portions of the Town Belt were lost for predominantly Crown uses. These included land for Wellington College, the Governor-General’s residence, Victoria University, Wellington Hospital, and various roads linking the inner city with the suburbs.

<sup>1</sup> Wellington Town Belt is the official name under section 6 of the Wellington Town Belt Act 2016 (WTBA) for all land included under section 21, 25 (2) and in Schedule 2 of the WTBA. In this plan the convention will be to use the full title for major headings but elsewhere it will be shortened to Town Belt.

Since May 2016 the Wellington Town Belt has been subject to the Wellington Town Belt Act 2016 (WTBA).

### 1.2.1 What makes the Wellington Town Belt distinct?

The Wellington Town Belt's distinguishable features include its:

- perceived continuity and horseshoe shape of open space, comprising the first line of hills and undeveloped skylines encircling the central city
- geographic location and close visual relationship with the central city and inner suburbs
- patchwork and diversity of vegetation cover
- availability to be used for a wide range of sporting and recreation activities
- accessibility and provision of linkages to key community destinations
- rich historical and cultural links with Wellington citizens and mana whenua.

### 1.2.2 Role in open space network

The Wellington Town Belt forms an integral part of Wellington's open space network, comprising 4221 hectares. It is complemented by the Wellington Outer Green Belt, which was established in the 1990s and 2000s and managed under the Outer Green Belt Management Plan (under review). The plan outlines the following vision:

*"A continuous 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".*

The map on the next page shows the Outer Green Belt and the Wellington Town Belt.

## 1.3 The Wellington Town Belt Management Plan

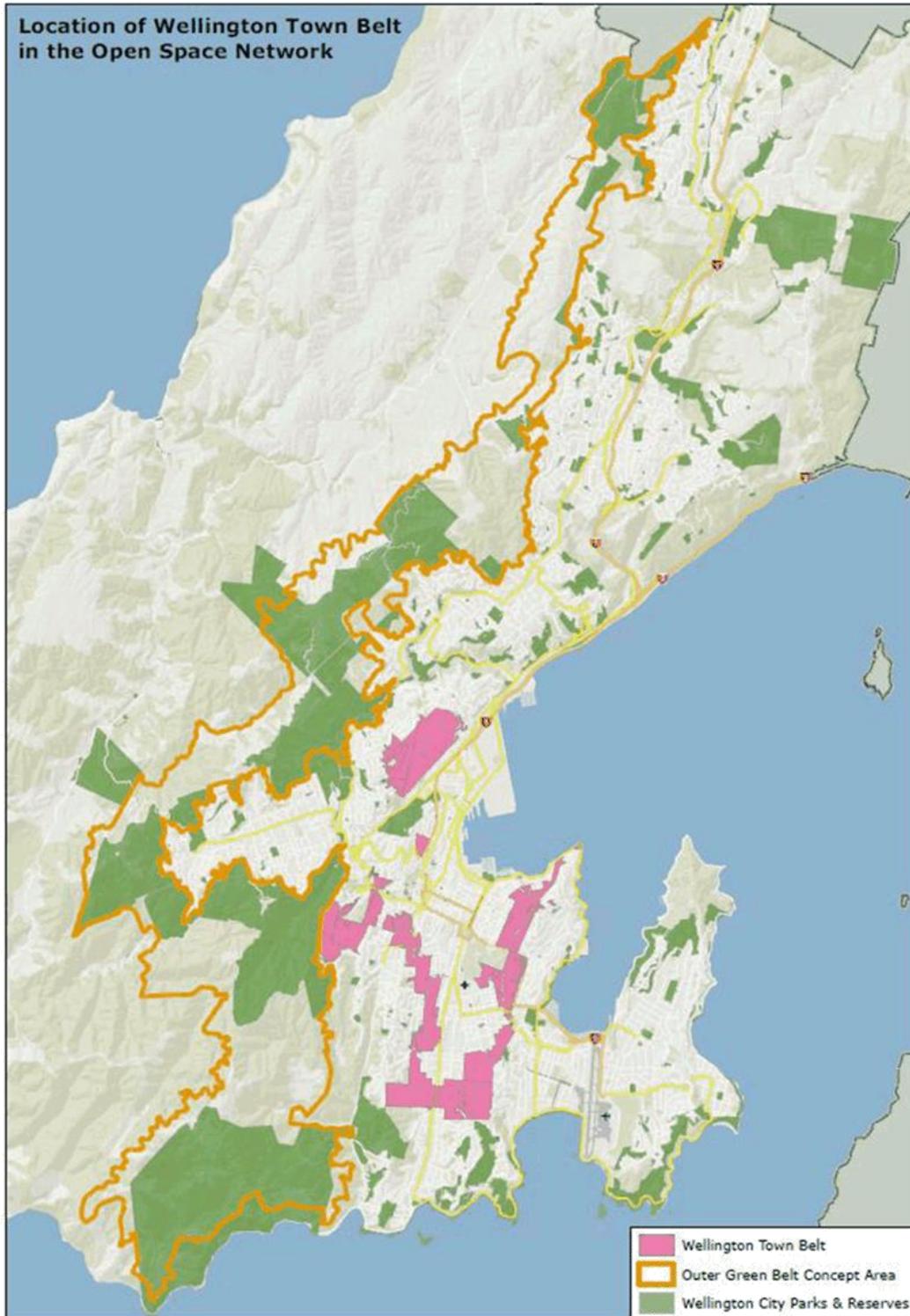
The Wellington Town Belt Act 2016 requires the Council to adopt a management plan (section 11 (1)) and review it at intervals of not more than 10 years (section 11 (3)).

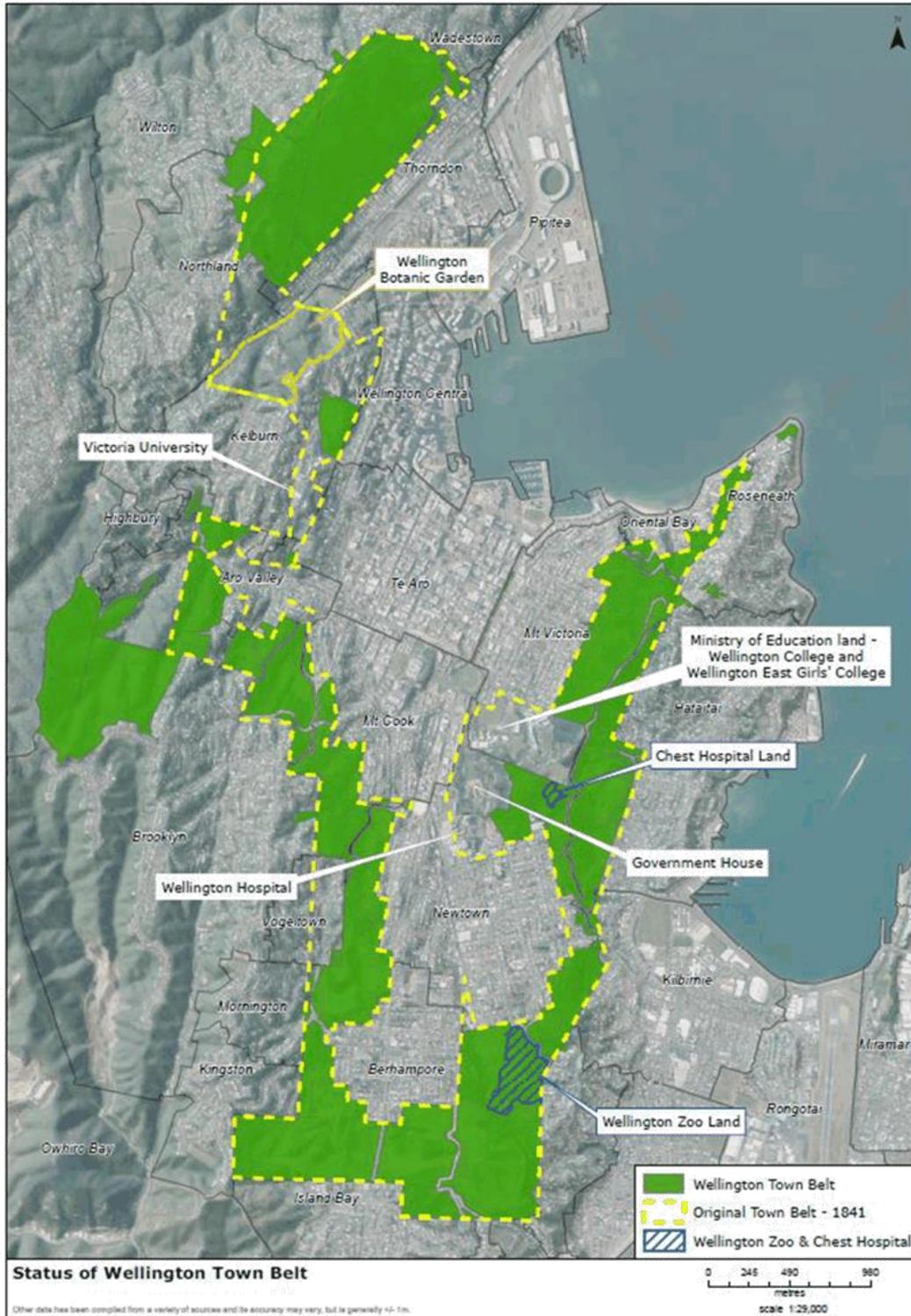
The purpose of the Wellington Town Belt Management Plan is to provide Wellington City Council with a clear framework for making decisions and managing the Town Belt for at least the next 10 years.

The plan provides a framework for addressing issues common to the Town Belt and managing them in a comprehensive and consistent way. Objectives and policies give guidance for the development, management, protection, operation and public use of the Town Belt.

Specifically the plan will:

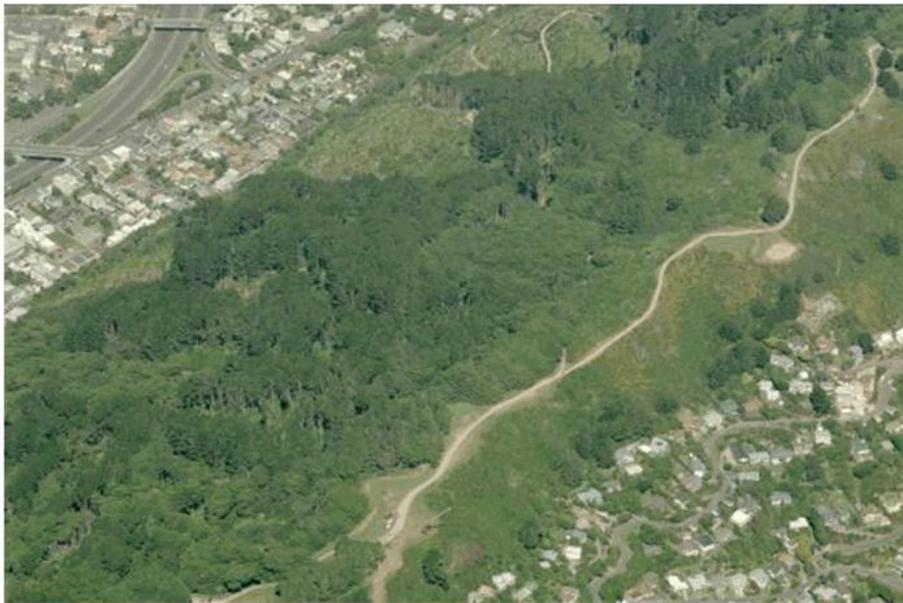
- be consistent with the provisions of the WTBA and Town Belt Deed (as described in section 9 of the WTBA)
- ensure the Town Belt is managed and maintained in a consistent manner by providing common objectives and policies
- ensure protection and appropriate management for important natural, recreation, historical and cultural values on the Town Belt
- provide prioritised strategic management initiatives
- build on the policies and initiatives in the 1995 plan (appendix 6).





### 1.3.1 Vision of the plan

*“The Wellington Town Belt is a unique and historic horseshoe of open space around the inner city that brings nature into the city and provides current and future residents and visitors with a place to visit, carry out recreational activities and enjoy.”*



**Town Belt between the suburbs of Thorndon and Wilton.**

### 1.3.2 Structure of the plan

In 2011 the Council approved a set of guiding principles to support the review of the 1995 management plan.

This plan identifies:

- the legal framework for the Town Belt
- the principles
- the long-term vision for the Town Belt
- the natural and cultural features of the Town Belt and how these will be protected
- recreational role and activities on the Town Belt
- general management objectives and policies
- actions required to implement this plan.

The principles incorporate the wider community’s values and aspirations for the Town Belt and provide a framework for decision making. They are fully described in section 2.2.

The objectives and policies in this plan explain the intended methods for the protection, management, development, operation and public use of the Town Belt.

In order to provide a framework to achieve connectivity and sustainability on the Town Belt, this plan is principally structured around key themes:

- Chapter 2 - Town Belt legislative and policy framework
- Chapter 3 - Partnership and community participation

Chapter 4 - Landscape  
 Chapter 5 - Ecology  
 Chapter 6 - Recreation  
 Chapter 7 - Culture and history  
 Chapter 8 - Management sectors  
 Chapter 9 - Rules for use and development

While the plan is structured around themes, the Town Belt is divided into sectors for the purposes of implementation and ease of understanding for local communities (see section 8).

Each sector recognises the differences in topography, vegetation, uses and communities of interest inherent in the Town Belt. These sectors are:

1. Te Ahumairangi Hill
2. Kelburn Park
3. Aro Valley/Polhill Gully
4. Brooklyn Hills
5. Macalister Park
6. Golf Course/Mt Albert
7. Newtown/Crawford Road
8. Hataitai Park
9. Mt Victoria/Matairangi

The general policies need to be read alongside the specific policies for each sector.

### 1.3.3 Coverage of the plan

Objectives and policies in the plan cover:

- 520.7412 hectares held under the WTBA
- 0.3462 hectares of reserve land (managed as Town Belt) comprising Section 1342 Town of Wellington WN 38A/760 (this land is subject to Right of First Refusal (RFR) rights under the Port Nicholson Block Settlement Trust legislation and is not included in Schedule 2 of the WTBA)
- any land added to the Wellington Town Belt under s21 of the WTBA.

See map on page 5, and Appendix 2. Policies are not included for:

- the Wellington Botanic Garden (Botanic Gardens of Wellington Management Plan 2014)
- Wellington Zoo (Wellington Zoo Trust Deed).

No specific policies are included for the following, because of their nature and the way they are managed compared to the rest of the Town Belt:

- the Canal Reserve
- Wellington showgrounds (except the artificial turf behind Te Whaea).

**Wellington Botanic Garden:** In 1844 land for a botanic garden (12 acres, 1 rood and 9 perches) was appropriated from the land set aside for Public Reserves (part of the Town Belt vested in the Crown).

In 1869 the Botanic Garden Act was passed and management of the garden was entrusted to a board under the auspices of the New Zealand Institute, the forerunner of the Royal Society of New Zealand.

In 1891 the Wellington Botanic Garden Vesting Act dissolved the Botanic Garden Board and vested control in Wellington City Council.

The Botanic Garden is classified as Local Purpose Reserve (Botanic Garden) under the Reserves Act 1977 and managed under the Botanic Gardens of Wellington Management Plan (2014)

The WTBA provides that any land that ceases to be subject to the Wellington Botanic Garden Vesting Act 1891 will form part of the Wellington Town Belt (at section 25).

**Wellington Zoo:** The Zoological Garden, established in 1906, is on Town Belt land. It is an accepted historic use within the Town Belt. The zoo operation functions under the Wellington Zoo Trust Deed (2003).

The WTBA provides that the management plan must describe the land that comprises the Wellington Zoo, define the boundaries of the Zoo and limit its size to a continuous area not exceeding 10.8 hectares (at section 11(3)).

**Canal Reserve:** The Canal Reserve is part of the Wellington Town Belt and is subject to the provisions of the WTBA. Its function is outlined in the Central City Framework developed as part of Wellington Towards 2040, which outlines the development of a new linear park utilising this area and linking the Basin Reserve and Waitangi Park.

**Wellington showgrounds:** In 1959, 5.223 hectares of land in Hutchinson Road was suspended from the Town Belt Deed by the Wellington City Exhibition Act (WCEA). The WCEA was repealed when the WTBA was enacted in 2016. However, section 26 (3) of the WTBA provides that the Council (and any lessee of the lease granted under the WCEA) would have the same rights and obligations as if the WCEA had not been repealed.

Since 2010, the Council-managed area known as Te Whaea artificial sportsfield has not been managed under the Premises Management Lease for the showgrounds. The Te Whaea sportsfield will be managed under this management plan.

**Road reserve** that adjoins Town Belt land managed under this plan will be looked after in a consistent manner with the objectives and policies of this plan.

**Chest Hospital:** The former Chest Hospital land (Chest Hospital) and buildings were transferred at no cost to the Council in December 2002 by the Capital & Coast District Health Board. The transfer was consistent with the Town Belt Reinstatement Policy 1998. This area is managed under this plan.

## 1.4 Key guiding policies and plans

Council plans that give guidance in managing the Town Belt and/or in developing the policies in this plan are listed below. The diagram shows where this management plan fits with other Council plans and policies.

### Wellington City District Plan

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 is prepared in accordance with the Resource Management Act 1991.

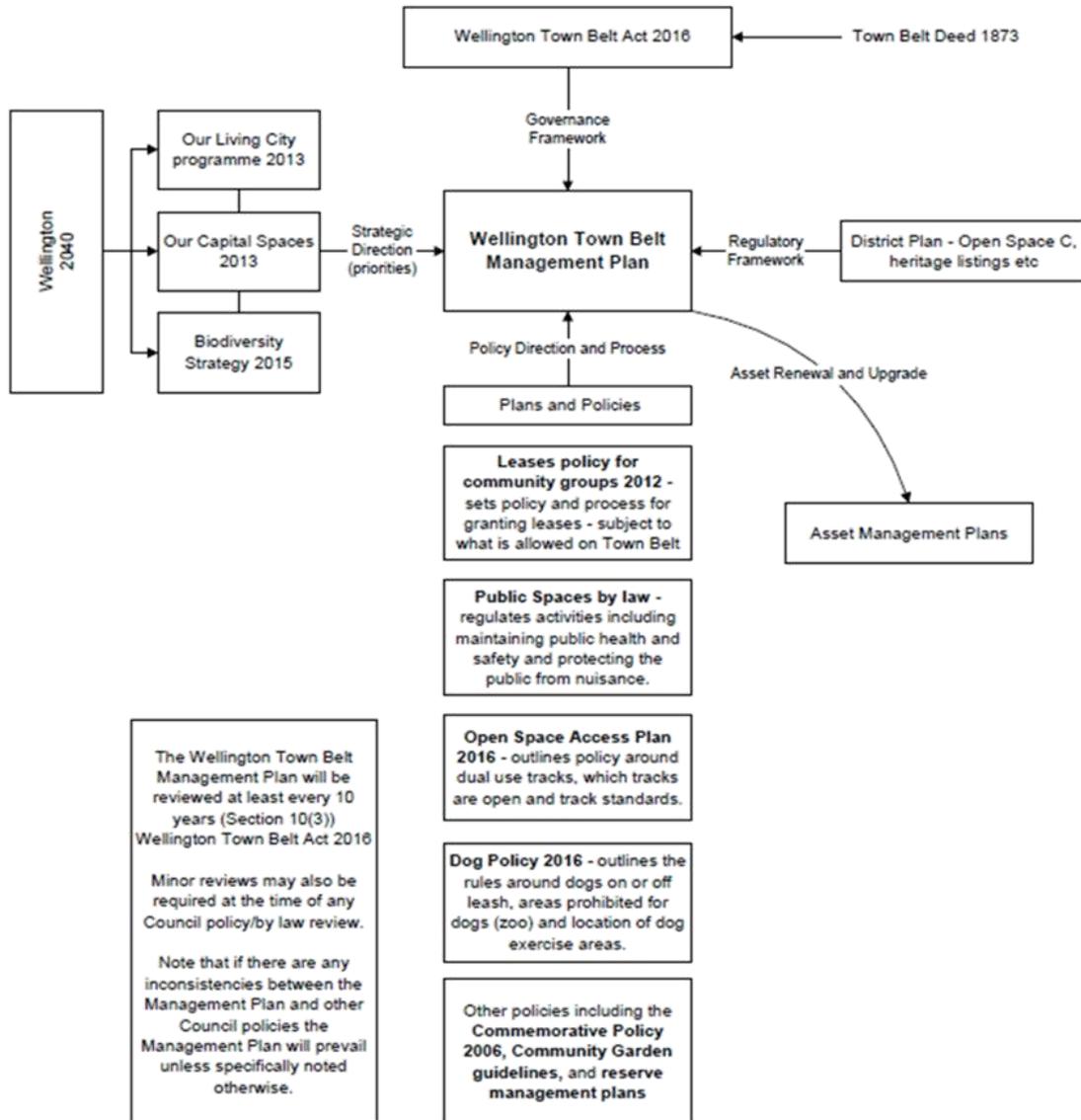
The Wellington Town Belt is identified as a separate open space area "Open Space C" (called Inner Town Belt) in the Wellington District Plan. The Inner Town Belt is valued for its historical, social and cultural importance. The District Plan's policies, objectives and rules are relevant to this management plan. In particular the District Plan proposes to:

*16.5.1.2 Recognise the special status of the Inner Town Belt as public recreation land held in trust by the Council under the Town Belt Deed 1873 and identify that land on the District Plan maps.*

*16.5.1.3 Manage the impacts of activities in the Inner Town Belt in order to protect and preserve its special qualities for the benefit of future generations.*

In addition to policy guidance the District Plan has rules for activities undertaken on Town Belt land. The rules allow the Council to exercise control on the type of building and activity that occurs, and this control is exercised by way of the resource consent process. The rules reflect the status of the Town Belt, but have not been reviewed since the District Plan became operative in 2000. A review of all Open Space rules (including the Town Belt/Open Space C rules) is currently programmed as a high priority review in the District Plan work programme. This will provide an opportunity to amend the policies and rules if it is determined they are no longer fit for purpose.

**Wellington Town Belt Policy Framework**



**Wellington Towards 2040: Smart Capital (2011)**

Wellington City Council’s vision for Wellington is focussed on the development of the city over the next 30 years. It builds on Wellington’s current strengths, acknowledges the challenges the city faces now and over the medium to long term, understands the changing role of cities, and is informed by Wellington’s communities. The vision is supported by four community outcomes based on the city’s competitive advantage. These are: eco-city; connected city; people-centred city and dynamic central city. These goals were central to the Council’s Long-term Plan 2015–2025.

**Central City Framework (2011)**

This is a spatial structure plan that provides overall context, direction for future planning, coordination, prioritisation and assessment of key city projects. The resulting central city open space strategy has 10 key elements, and there are two that specifically relate to the Town Belt.

- **Big space links:** There are large open areas that can play an improved role in the provision of open space in the city. Primarily these are the Town Belt and waterfront. Improving the links to these from the city area – and providing additional amenities within these large open areas – will enable increased use.
- **Cross-valley links:** The greening of city streets with ‘urban forest’ across the valley will enhance urban ecology and reduce the hardness of the cityscape. This will also provide corridors across the valley to join Mt Victoria/Matairangi and Te Ahumairangi Hill-and enhance accessibility.

**Our Capital Spaces – Open Space and Recreation Framework (2013)**

Our Capital Spaces is a plan for managing and protecting our parks, reserves, sport and recreation activities over the next 10 years. This plan replaces and updates both the Wellington City Council’s Capital Spaces Strategy (1998) and Recreation Strategy (2003).

There will be a range of initiatives that fall under the following outcomes:

- Getting everyone active and healthy
- Protecting our birds, nature, streams and landscapes
- Contributing to Wellington’s outstanding quality of life
- Doing it together

**Our Natural Capital – Wellington’s Indigenous Biodiversity Strategy and Action Plan (2015)**

Our Natural Capital creates a shared vision for Wellington City’s biodiversity that allows it to thrive. The main aim of the strategy is to protect and restore indigenous biodiversity.

The outcomes of the action plan are listed below:

- As a result of our protection, there has been no further loss of species indigenous to Wellington and no further reduction in size of ecologically significant areas with the potential for future restoration. There has been an increase in population size of threatened and/or locally significant species.
- All known original ecosystems within Wellington are well-represented and self-sustaining, within which a range of indigenous biodiversity thrives. These areas provide source populations that are able to disperse to surrounding areas, assisting in the ecological restoration of the city’s wider habitats.
- Wellingtonians are connected to nature. They are knowledgeable and passionate about Wellington’s biodiversity and want to live in a city of abundant nature that is in close proximity to them. They are kaitiaki of the natural environment and take action to support its protection and restoration.
- We are leaders in managing indigenous biodiversity in an urban context. We actively seek and share knowledge, support research, and use the information we gain to continually improve our management of our natural resources.

**Predator Free Wellington project (2016)**

A partnership between Wellington City Council, Greater Wellington Regional Council and the NEXT Foundation who are united by the vision of achieving a Predator Free Wellington City. The partners are working under a memorandum of understanding to enable initial planning, research and co-design of the project to secure the area free from predators with an initial focus on possums, rats and mustelids. The primary aim will be to reduce and maintain these predators to zero. This

will best enable the restoration of wildlife, and improve urban ecological resilience to a state that reflects the values and aspirations of Wellington City's communities and aligns with achieving the Predator Free NZ 2050 aspiration.

#### **Open Space Access Plan (2016)**

This plan sets out the Council's strategic vision for tracks in the city's parks, reserves and open spaces. The plan's vision is to strengthen and improve the open space access network by:

- providing outstanding opportunities for recreation and tourism within the open spaces of Wellington
- ensuring tracks provide for a range of user interests, skills, abilities and fitness levels within each area
- achieving a quality primary network accessing major destination points in Wellington and adjoining districts, and linking with an equitable distribution of secondary and local track networks and recreational facilities.

#### **Outer Green Belt Management Plan (2004) – Review in progress**

The Outer Green Belt Management Plan ensures the protection of a coherent and essentially natural western ridgeline, and provides for public recreation. The long-term strategy is to provide public access from the south coast to Porirua City and Colonial Knob, and eventually north on the national Te Araroa Walkway. It has the following principles:

- **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.

#### **Leases Policy for Community and Recreation Groups (2012)**

The Council provides leases of land and/or buildings at a subsidised rental to a wide range of community and recreation groups (groups). As Council-owned land and buildings are a limited resource, the Council needs to allocate this resource in a way that maximises the use of its assets and responds to changing demands.

The Leases Policy for Community and Recreation Groups (policy) sets out the Council's role in leasing land and/or buildings to groups and provides guidance on:

- granting leases of land and/or buildings to community and recreation groups
- managing leases relating to the groups
- the standard to which land and/or buildings will be maintained to ensure appropriate asset management.

The objectives of the policy are to:

- ensure maximum community benefit is derived from Council-owned land and buildings

- strengthen participation and engagement in community and recreational activities
- ensure leases are managed fairly, processes are transparent and Council officers have the flexibility to respond to community needs.

The policy notes that the Wellington Town Belt Management Plan will be used by officers to ascertain what activity or structure can be permitted on Town Belt land. In the Council's capacity as administrator and trustee of the Town Belt, it has the responsibility to ensure the land is managed in accordance with the WTBA and Wellington Town Belt Management Plan.

The policy applies to all community and recreation groups that lease Council-owned land and/or buildings.

#### **Wellington Play Space Policy (2017)**

The vision of the policy is:

Wellington City's play spaces are a network of sometimes wild, always fun, diverse, safe and accessible places that foster growth and development of children and contribute towards building a healthy, active, connected city.

There are three strategic priorities:

1. Provide a network of play spaces across the city
2. A guide to dedicated play space opportunities
3. Provide high-quality, fit-for-purpose play space

#### **Resilience Strategy 2017**

Wellington is facing a series of resilience challenges. We know the earth moves here, the sea is rising and that Wellington society is transforming. As Wellington changes, we want everyone here to survive and thrive. To achieve this, the Resilience Strategy has three goals:

1. People are connected, empowered and feel part of a community
2. Decision making at all levels is integrated and informed by knowledge about Wellington's shocks and stresses
3. Our homes, natural and built environment are healthy and robust.

#### **Low Carbon Capital Plan (2016)**

The plan identifies three pillars for climate change action for Wellington:

1. Greening Wellington's growth
2. Changing the way we move
3. Leading by example. In particular, through a carbon management policy and forestry. Town Belt areas that have been included in the programme:
  - 1.2 hectares of post-1989 pine forest located on Berhampore Golf Course
  - 103.45 hectares of pre-1990 pine forests
  - 16 hectares of indigenous forest near Mt Albert

## 2 Wellington Town Belt legislative and policy framework



**Land acquired by the Council for Town Belt purposes and now subject to the WTBA:  
Chest Hospital (2002) and Vice Regal Park (1981 and 1990)  
behind Wellington Hospital in Newtown**

### 2.1 How is the Wellington Town Belt managed?

The Wellington Town Belt comprises 520.7412 hectares held in Trust in accordance with the WTBA.

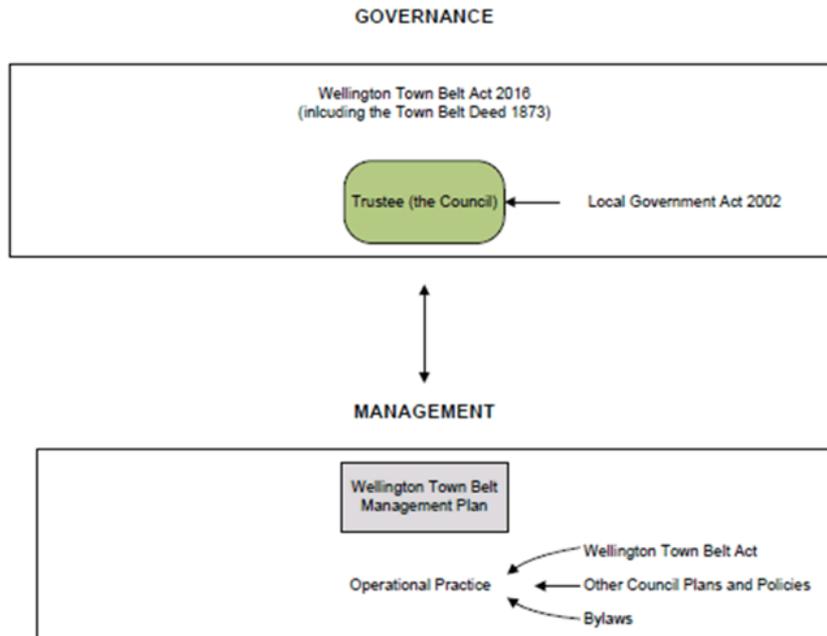
The WTBA and Town Belt Deed are the key documents giving the Council legal authority over the Town Belt. The WTBA provides primary powers to enable Council rules and regulations to govern the use of the Town Belt to be developed through a management plan (see section 2.3 below). The Council's obligations and powers as trustee of the Town Belt previously came from a range of sources, including the Deed, the Reserves Act 1977 and a number of older statutes. The relationship between these sources was complex and hard to understand – in some cases leading to controversy and dispute. As a result, the Council introduced a local Bill into Parliament in 2015 to simplify and make transparent the basis upon which the Council holds and manages the Town Belt. The WTBA was enacted on 9 May 2016.

The primary purposes of the WTBA are to:

- provide a transparent basis for the Council's trusteeship and management of the Wellington Town Belt on behalf of the inhabitants of Wellington
- impose responsibilities on the Council, and provide the Council with powers to protect, manage and enhance the Town Belt
- improve and modernise the governance arrangements for the Town Belt
- in conjunction with the Wellington Town Belt Management Plan, provide the public and the Council with a single and easily understood reference point for how the Town Belt will be protected and managed in the future
- enable land to be added to the Town Belt.

The trust created by the Town Belt Deed is preserved by the WTBA. The Town Belt Deed is to be read as if the only term is to *"forever hereafter use and appropriate the Wellington Town Belt as a public recreation ground for the inhabitants of the city of Wellington"* (WTBA section 9(2)).

The current management and governance framework is as follows:



## 2.2 Wellington Town Belt principles

Guiding principles for the Town Belt were developed from feedback on the wider community's values and aspirations for the Town Belt. They are relatively generic, representing a generally accepted view for the Town Belt from a number of widely different perspectives.

The guiding principles were approved by the Council on 16 December 2011 with amendments approved by the Council in June 2013. These guiding principles were further developed following consultation on the Wellington Town Belt Bill and through the Select Committee process. They became the principles set out in section 4 of the WTBA.

### *4 Principles*

- (1) In performing its role as trustee on the Wellington Town Belt, the Council must –
- (a) Recognise and provide for the protection and enhancement of the Wellington Town Belt for future generations and:
- (b) Have particular regard to the following principles:

### ***The Wellington Town Belt should be managed in partnership with mana whenua***

1. This recognises that mana whenua will have an ongoing role in the management of the Town Belt, consistent with our current relationship.

### ***2. The landscape character of the Wellington Town Belt should be protected and enhanced, including by recognising that it was the New Zealand Company's intention that the original Town Belt not be built upon***

The landscape character of the Town Belt has changed and been modified since humans first interacted with it. The Council will protect and enhance the key features of this landscape character (acknowledging that vegetation change will occur over time), which are:

- the continuous 'horseshoe' shape of hills between the central business district and surrounding suburbs
- the vegetated slopes interspersed with areas of open ground
- undeveloped skylines (eg Te Ahumairangi and Mt Victoria/Te Ranga a Hiwi etc)
- the contrast between the patchwork of native and exotic vegetation and the densely developed central business district.

### ***3. The Wellington Town Belt should support healthy indigenous ecosystems***

The Town Belt brings nature into the city and has potential to be an important focal area for improving, extending and connecting the city's ecology.

Healthy ecosystems on the Town Belt contribute to the city's resilience and ecology by delivering ecosystem services such as fresh air, opportunities for outdoor recreation, carbon sequestration, and reduced run-off after storm events. Key factors in ecosystem health include:

- diversity and connectivity of indigenous vegetation
- sufficient natural habitats (including streams) to support expanding native animal Populations
- adequate animal and plant pest control

### ***4. The Wellington Town Belt should be accessible to all and for all to enjoy***

This concerns equity of access and use of the Town Belt. The Council believes that the Town Belt should be available for all Wellingtonians to enjoy. The Council is committed to ensuring that the Town Belt will continue to be improved with more access and improved accessibly features where it is reasonably practicable to do so.

**5. The Wellington Town Belt should be available for a wide range of recreational activities**

The Town Belt should cater for a wide range of sporting and recreation activities, managed in a way to minimise conflict between different users. Co-location and intensification of sports facilities within existing hubs and buildings is supported where appropriate.

**6. Community participation in the management of the Wellington Town Belt should be encouraged and supported**

This recognises that Wellingtonians will have an ongoing role in the management of the Town Belt. The Council values community input and acknowledges the work of individuals and groups to protect, enhance and use the Town Belt. The Council will support and encourage community participation, which underpins long-term sustainability.

**7. The historic and cultural heritage of the Wellington Town Belt should be recognised and protected**

The Town Belt has a rich and diverse history and the Council recognises that the historical link of mana whenua to the land has not been well acknowledged in the past. The Council intends to take significant historical and cultural values into account when making decisions about the Town Belt.

**2.3 Wellington Town Belt legal status**

The Town Belt is land held by the Council as the trustee of a trust created in 1873 in accordance with the WTBA.

Under the Wellington City Reserves Act 1871, the Superintendent of the Province of Wellington was directed to convey the land that was to become the modern Town Belt:

*"to the Mayor, Councillors and Burgesses for the time being of the City of Wellington to hold the same to the said Mayor, Councillors and Burgesses and their successors upon such trusts and for such purposes of public utility to the City of Wellington and its inhabitants as shall in and by the Deed or Deeds of conveyance thereof be expressed and declared".*

The Superintendent complied with this direction by settling a trust. On 20 March 1873 a deed was sealed by the Superintendent that conveyed the Town Belt land to Council's predecessor upon trust:

*"to be forever hereafter used and appropriated as a public recreation ground for the inhabitants of the City of Wellington in such manner as in and by such rules and regulations to be from time to time made in that behalf by the [Council] shall be prescribed and directed".*

The deed also empowered the Council to lease parts of the Town Belt in order to raise revenue for the purposes set out in the Wellington City Reserves Act 1871 and the Wellington City Reserves Act 1872. These purposes were to fund the 'ornamentation and utilisation of the Town Belt', the Board of Governors of the Botanic Gardens, and the construction and maintenance of various roads. This power is now effectively historic.

The most important aspects of the WTBA can be summarised as follows:

**Preamble:** This describes some of the history of the Town Belt. The whakatauki was provided by Port Nicholson Block Settlement Trust (PNBST).

**Section 4 – Principles:** In performing its role as trustee of the Wellington Town Belt, the Council must have particular regard to the seven principles listed, which are set out in section 2.2 above. The principles must be considered together.

**Section 6 – Meaning of the Wellington Town Belt:** Together with the Town Belt Deed (in Schedule 2 of WTBA), this defines the land that is subject to the Act as part of the "Wellington Town Belt" by reference to specific parcels. It also allows suitable land to be added in the future by resolution of the Council (section 21).

**Section 9 – Legal status:** The Council holds the Wellington Town Belt on behalf of the inhabitants of the city of Wellington as trustee of the trust created by the Town Belt Deed. The Town Belt Deed is to be read as if the only term of the trust is to "forever hereafter use and appropriate the Wellington Town Belt as a public recreation ground for the inhabitants of the city of Wellington".

**Section 10 – Public access:** This guarantees public access subject to certain restrictions including any provisions of the WTBA or conditions set out in the management plan. It also provides that business activities (as defined in section 5) may not be undertaken on the Town Belt unless authorised pursuant to the WTBA.

**Sections 11 and 12 – Management plan:** The WTBA puts in place a management plan regime. In exercising its powers with respect to the Town Belt, the Council must comply both with the WTBA and with the management plan it has adopted following a process of public consultation. The management plan also defines the boundaries of the Chest Hospital and Wellington Zoo.

**Sections 13, 14 and 15 – Powers:** These sections give the Council full capacity to carry out activities on Town Belt subject to the principles in section 4; the trust in section 9 and Schedule 2; the requirement to comply with a management plan in section 11; and the specific restrictions in section 14. Importantly, the Council cannot sell the Town Belt or grant permanent rights over it except as provided for by the WTBA itself. The WTBA also limits the Council's ability to permit business activities on the Town Belt. Aside from within the Wellington Zoo and Chest Hospital areas, the WTBA prohibits the Council from authorising business activity unless it is either (a) temporary and of minor impact; or (b) consistent with the use of the Town Belt as a public recreation ground and does not require any new structure of more than minor effect (see sections 18 and 19 WTBA).

**Section 20 – Public services:** This section recognises that, as Wellington grows and changes, there are likely to be good reasons for using some Town Belt land for infrastructure such as reservoirs, pipes or cables. The WTBA therefore empowers the Council to grant rights over the Town Belt for "public services" as defined in section 5.

## 2.4 Wellington Town Belt Protection and Enhancement

Today the Council holds 520.7412 hectares under the WTBA.

Regaining the original 1841 boundary of the Town Belt is unrealistic, considering the way the city has developed. However, the Council's proposed priorities will focus on protecting the remaining size of the Town Belt, and strengthening its continuity and open space values through land additions and boundary adjustments.

## 2.5 Policies

### Protection of the Wellington Town Belt

- 2.6.1 To protect Town Belt land under the WTBA.
- 2.6.2 The physical size of the Town Belt will be retained and enhanced.

- 2.6.3 If the Crown proposes to take Town Belt land for a public work under section 23 of the WTBA, the Council will pursue its replacement with Crown or other land of equal or greater landscape, ecological, and or recreational value for incorporating into Town Belt.

#### Wellington Town Belt additions

- 2.6.4 Land shall be added to the Town Belt that complements and strengthens the distinctive Town Belt character based on the following criteria:
1. The land may have been part of the original Town Belt in 1841.
  2. The land strengthens the visual, ecological connectivity and/or physical continuity of the Town Belt's horseshoe shape and/or has a visual connection with the central city and/or inner suburbs.
  3. The land has consistent or complementary landscape and recreational values and linkages to neighbouring Town Belt.
  4. The land may have ecological, historical and/or cultural features that require protection.
  5. The land enhances the provision of a range of sporting and informal recreation activities.

These criteria must be taken together and not used in isolation, however, in particular circumstances, certain criteria may have more relevance or weight. In particular, a cost-benefit assessment will be carried out to assess the land's priority for return relative to other pieces of land. The land must be added to the Town Belt using the process in section 21 of the WTBA.

- 2.6.5 The Council will work in partnership with the Port Nicholson Block Settlement Trust and the Crown, in particular the Ministry of Education and relevant Crown agencies, where there is realistic potential for negotiations to result in reinstatement of original Town Belt land to the Town Belt.

## 2.6 Wellington Town Belt alienations

The Crown (latterly through the Superintendent of the Province of Wellington) held the Town Belt from 1841 to 1871 and, despite instructions from the New Zealand Company that the land was not to be built upon, one third of the original Town Belt (around 195 ha) was alienated and developed for community and social welfare purposes. For example, land for the McCleverty Awards, hospital, 'lunatic' and educational purposes, and the Mt Victoria signal station. These alienations and others after 1871 are described below.

The alienations were well intended in response to community pressures and problems. The perceived value of the Town Belt's continuous open space was considered much less than the need to find affordable land for community facilities. Consequently, the size, continuity and shape of the original Town Belt changed significantly (see the map of original Town Belt on page 5).

The first alienations took place in 1847 with the McCleverty Awards that allocated around 200 acres (80.94ha) of the 1544 acres to Māori in recompense for settlers occupying Māori land in Thorndon. The 200 acres now comprises the "Ex-Telecom" land on Te Ahumairangi Hill and land that has subsequently been developed for residential housing in Northland, Thorndon, Kelburn, Aro Valley, Brooklyn and Vogeltown. The remaining land was approximately 1344 acres (543.9ha).

In 1861, of the 1344 acres, 1234 acres (499.4ha) was granted by the Crown to the Superintendent of Wellington Province to be held "*in trust for the purposes of public utility of the Town of Wellington...*" The 100 acre shortfall appears to include land at and around the Basin Reserve and land allocated for Wesleyan Reserve of which parts are part of the Wellington Botanic Garden.

In 1872, the Superintendent allocated a total of at least 166 acres (67.18ha) of the 1234 acres for public utility purposes. This comprised 143 acres (57.87ha) for college purposes and a lunatic asylum. This land is now occupied by Wellington Hospital, the 'Ex-Chest Hospital' land off

Alexandra Road, Wellington College, Wellington East Girls College and the Vice Regal property. The Superintendent also allocated 18 acres (7.28ha) at Clifton Terrace for general hospital purposes and 5 acres (2.02ha) at the top of Mt Victoria for a signal station.

The purposes of community health, education and communication fall within the wide meaning of the phrase 'public utility', and accordingly are legally authorised in terms of the 1861 grant. The 166 acres was never subject to legal protection of the more narrow purpose of public recreation ground under the 1873 deed.

In 1873, only 1061 acres (429 hectares) was finally conveyed to Wellington City Council on trust to be forever used as "*public recreation ground for the inhabitants of the City of Wellington*". It is only this land that has been subject to trust for Town Belt reserve purposes. Since 1873, and contrary to the trust, land has been removed from the Town Belt by the Crown and/or the City Council. To do this requires legislative change. Since 1873, there have been the following alienations:

- land occupied by Victoria University
- land off Colville/Paeroa streets in Newtown
- ex-tram depot, now Council housing in Mansfield Street, Newtown
- electricity substation on Nairn Street
- Te Aro School land, Abel Smith Street
- ex-fire brigade land at the top of Constable Street
- land for roads as the city expanded.

## **2.7 Reinstatement policy in the 1995 Management Plan and 1998 Reinstatement Policy**

The 1995 Wellington Town Belt Management Plan aimed to reinstate to Town Belt status all original Town Belt land owned by the Crown or Crown agencies and extend the Town Belt by adding new areas to enhance public recreational and green belt qualities, such as the reserve areas between existing Town Belt and Wellington's south coast, and between the Town Belt and Zealandia (Karori Wildlife Sanctuary).

The Town Belt Reinstatement Policy 1998 had the following objectives:

- *To assess the extent to which there is a legitimate grievance.*
- *To restore to Town Belt status land originally envisaged for Town Belt and which is suitable for such purposes.*
- *For land that is suitable for Town Belt purposes but which is substantially constrained in some manner (eg by existing buildings meriting preservation or is land which forms an integral part of non-Town Belt activity, notably schools), either:*
  - *safeguard the open-space qualities of the area concerned from inappropriate development and obtain agreement for the land to be returned to Town Belt status if it is no longer required for those purposes or*
  - *seek compensation (eg financial, land exchange) in exchange for the alienated land or*
  - *recommend a mix of initiatives appropriate to the particular situation.*
- *For land that is no longer suitable for open-space purposes, assess whether it is appropriate to seek compensation.*
- *Assess the Council's own past actions towards Town Belt land that has been alienated.*
- *Recommend action to obtain Crown acknowledgement of the Council's grievance.*
- *Minimise the risk and cost to the Council, particularly from litigation, in achieving the above goal and objectives.*

Since 1995, the Council has acquired the following land and added it to the Town Belt:

- former Telecom (and Chorus) land and Rangiohua land on Te Ahumairangi Hill
- former Chest Hospital land on Mt Victoria.
- **Former Town Belt land at 190 Abel Smith Street.**

~~More information about these acquisitions is found in section 8 (8.1 and 8.7).~~

~~This land was formally added to the Town Belt at the time of enactment of the WTBA.~~

## **2.8 The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009**

The 2009 Treaty Settlement of Taranaki Whānui gave mana whenua right of first refusal for some sections of former Town Belt land still held by the Crown or Crown agency. If the Crown wanted to dispose of the land it must be offered first to the trustees of the Port Nicholson Block Settlement Trust (PNBST).

The Claims Settlement Act has altered the Council's approach to the reinstatement of original Town Belt land owned by the Crown or Crown agency.

The Council's priority is to identify land it wants returned to the Town Belt by following the Town Belt Assessment criteria. The Council will then negotiate how this land can be returned to Town Belt with the Port Nicholson Block Settlement Trust and relevant Crown agencies.

The Council will no longer hold a grievance with the Crown on behalf of the citizens of Wellington, but will work with the Crown and PNBST concerning land that has been 'lost' from the Town Belt as originally set aside by the New Zealand Company. When this former Town Belt land is no longer required for public purposes it should be transferred to the Council to be managed as Town Belt.

## **2.9 Proposed approach to Wellington Town Belt additions**

Regaining the original 1841 boundary of the Town Belt is unrealistic considering the way the city has developed. A majority of the alienated original Town Belt land has either been subdivided into private residential property or used for a community purpose, such as Wellington Hospital and Victoria University. The Council's policy is to recognise and provide for the continued operation and development of Wellington Hospital and Victoria University.

The proposed priorities focus on protecting existing Town Belt land from any further reduction, strengthening its continuity and open-space values through land additions and boundary adjustments, and ensuring formal legal Town Belt status of land identified to be added to the Town Belt.

It is the Council's intention to continue to protect the Town Belt in trust through the provisions of the WTBA.

In situations where removal of Town Belt land occurs outside the Council's control (eg by the central government through the Public Works Act), the Council will pursue the replacement of any such land with open space land of equal value or character to be returned to the Town Belt using the provisions in section 23 of the WTBA.

There are three categories of land that could potentially be added to the Town Belt. They are:

### **1. Land alienated from the original Town Belt but still suitable for Town Belt purposes**

This includes:

- land currently owned by the Crown or Crown agency. This land is now subject to the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 giving Taranaki Whānui the right of first refusal to acquire when any of these properties are declared surplus (See 2.6.5). This land includes:
  - land at Clifton Terrace (former Correspondence School site)
  - ~~land at Abel Smith Street (open-space land adjacent to Te Aro School)~~
  - part of Wellington College and Wellington East Girls College
  - part of Government House (this land is not covered by the Right of First Refusal provisions)
  - private land fitting the criteria
- 2. **Existing Council reserve or private land not part of the original Town Belt**  
There is currently no land in this category that fits the criteria in 2.6.4.
- 3. **Any land that ceases to be subject to the Wellington Botanic Garden Vesting Act 1891**

**Assessment criteria** for addition of land to Town Belt are based on what makes the Town Belt distinct and recognisable. The Town Belt's distinguishable features include its:

- perceived continuity and horseshoe shape of open space, comprising the first line of hills and undeveloped skylines encircling the central city
- geographic location and close visual relationship with the central city and inner suburbs
- patchwork and diversity of exotic and native vegetation providing habitats for native fauna
- availability to be used for a wide range of sporting and informal recreation activities
- accessibility and provision of pedestrian and cycling linkages to key community destinations
- rich historical and cultural links with Wellington citizens and mana whenua.

There is more information about the possible additions to the Town Belt and boundary adjustments in each management sector (chapter 8). The assessment criteria have been used to recommend additions and rationalisations.

## 3 Partnership and community participation



The previous Mayor, councillors and Port Nicholson Block Settlement Trust members at the opening of Te Ahumairangi Hill lookout

### 3. Partnership and community participation

The Wellington Town Belt is an essential part of what people recognise to be characteristically 'Wellington'. It is important to Wellingtonians and visitors, whether they visit the Town Belt or not. The Council recognises that it governs<sup>2</sup> the Town Belt in trust for the people of Wellington. The Council will work in partnership with mana whenua and the wider community to involve them in the ongoing management<sup>3</sup> of the Town Belt.

#### 3.1 Partnership with mana whenua

##### Principle

*The Wellington Town Belt should be managed in partnership with mana whenua.*

This recognises that mana whenua will have an ongoing role in the management of the Town Belt, consistent with our current relationship.

##### 3.1.1 Objective

<sup>2</sup> Governance involves setting the strategic direction for matters involving the Town Belt and ensuring there are funds for implementation.

<sup>3</sup> Management means carrying out the governance decisions.

**The Council and mana whenua will work in partnership on the management of the Wellington Town Belt.**

**3.1.2 Policies**

- 3.1.2.1 Wellington City Council recognises the significance of Town Belt lands to mana whenua.
- 3.1.2.2 Mana whenua and Wellington City Council agree that to the extent that they are able under the WTBA and Town Belt Deed, the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009, Ngāti Toa Rangatira Settlement Act 2014 and any other relevant legislation or future deed of settlement with Ngāti Tama they will have particular regard to the mana whenua view.
- 3.1.2.3 Mana whenua will recognise the role of Wellington City Council on matters relating to governance of the Town Belt under the WTBA and Town Belt Deed (1873).
- 3.1.2.4 Mana whenua and Wellington City Council will meet annually to review and report on the performance of the management year and proposed work programme for the upcoming year.
- 3.1.2.5 Wellington City Council will work with the Port Nicholson Block Settlement Trust for the protection of former Town Belt land identified as Right of First Refusal (RFR) in the Deed of Settlement.

**3.1.3 Mana whenua**

The Waitangi Tribunal found that at 1840 the iwi groups that had take raupatu<sup>4</sup>, or rights of conquest over all the lands within the Port Nicholson block were: Te Ātiawa, Ngāti Ruanui, Taranaki, Ngāti Tama and Ngāti Toa Rangatira. However, the Tribunal also found that these iwi each had their own ahi kā<sup>5</sup> over particular areas as follows:

- Te Ātiawa at Te Whanganui ā Tara and parts of the south-west coast
- Taranaki and Ngāti Ruanui at Te Aro
- Ngāti Tama at Kaiwharawhara and environs, and parts of the south-west coast
- Ngāti Toa at parts of the south-west coast

From 1840, when the first New Zealand Company ships began to arrive at Port Nicholson (Wellington), conflict quickly escalated between local Māori (mana whenua) and new settlers. Land inhabited by mana whenua was invalidly 'purchased' by the New Zealand Company and sold to settlers. As settler numbers increased, mana whenua were forcibly displaced and their lands taken – including that area of land now known as the Town Belt.

Following their initial displacement and the subsequent loss of almost all their land, mana whenua struggled to obtain the return of their lands through legal means eg McCleverty Award.

For more than 150 years little progress was made to resolve the grievances of mana whenua and address the historical deprivation they had experienced. This changed in 2003, following the release of the Waitangi Tribunal report Te Whanganui ā Tara me ōna Takiwā on the Wellington District. In this report, the Tribunal concluded that serious breaches of the Treaty of Waitangi by the Crown occurred in the Port Nicholson Block, and in particular:

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<sup>4</sup> Take raupatu refers to rights associated with conquest and is described as interests in: "...a wider area in which a group had more general rights by virtue of having participated in the conquest of that area, provided the group had sufficient strength to sustain those rights."

<sup>5</sup> Ahi kā refers to non-contestable rights associated with occupation and is described as interests in:

"...those areas which a group resided on or cultivated, or where it enjoyed the continuing use of the surrounding resources, provided such occupation or use was not successfully challenged by other Māori groups. Ahi kā is used in the report only in respect of those areas where a group had established non-contestable rights..."

*“The Tribunal finds that the Crown, in taking most of the Town Belt land from Māori without their consent or any consultation, and without making any payment, acted in breach of article 2 of the Treaty and failed to respect the rangatiratanga of Māori in and over their land.”*

The Tribunal recommended that representatives of these groups enter into negotiation with the Crown to settle these grievances.

Following the publication of the 2003 report, the Crown entered into negotiations with the claimants representing the descendants of tūpuna of Te Ātiawa, Taranaki, Ngāti Ruanui and Ngāti Tama. The Crown mandated claimant collective was named Taranaki Whānui ki te Upoko o te Ika. After six years of negotiation, the Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Claims Settlement Act 2009 came into force on 2 September 2009 following a signing between the Crown and representatives of Taranaki Whānui ki te Upoko o te Ika.

Legislation has been enacted – Ngāti Toa Rangatira Settlement Act 2014 to give effect to the Deed of Settlement between the Crown and Ngāti Toa Rangatira, signed on 7 December 2011. Part of the redress seeks to acknowledge and compensate Ngāti Toa Rangatira for their exclusion from the Port Nicholson Block reserves (known as the ‘tenths’) which includes the Town Belt Area.

At present, Wellington City Council’s relationship with mana whenua<sup>6</sup> is managed through Memoranda of Understanding (MOUs) with the Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira Incorporated. Mana whenua have indicated that they wish to be more involved in the future management of the Town Belt.

### 3.2 Community participation

#### Principle

***Community participation in the management of the Wellington Town Belt should be encouraged and supported.***

This recognises that Wellingtonians will have an ongoing role in the management of the Town Belt. The Council values community input and acknowledges the work of individuals and groups to protect enhance and use the Town Belt. The Council will support and encourage community participation, which underpins long-term sustainability.

#### 3.2.1 Objective

**To manage the Town Belt on behalf of, and in partnership with the wider Wellington community.**

#### 3.2.2 Policies

- 3.2.2.1 The active participation by the community and the Friends of the Wellington Town Belt in the ongoing management, maintenance, development and monitoring of the Town Belt shall be encouraged and supported.
- 3.2.2.2 To provide opportunities for individuals, groups and businesses to be involved in activities on the Town Belt, such as habitat restoration; and recreation development, such as tracks; and events.
- 3.2.2.3 To establish, as appropriate, Memoranda of Understanding (MOUs) with groups that contribute to activities on the Town Belt, such as habitat restoration, recreation development, and events.

<sup>6</sup> *Mana whenua* means customary authority exercised by an iwi or hapu in an identified area.

- 3.2.2.4 To support the beautification of the Town Belt by adjacent property owners provided the work is consistent with the objectives and policies of this plan.
- 3.2.2.5 To report regularly to community groups on progress towards key objectives in the Wellington Town Belt Management Plan.

### **3.2.3 Community groups**

There has always been public involvement in the management, development and protection of the Town Belt. This involvement ranges from individuals who look after the area of Town Belt adjacent to their properties, through to organised groups who lease areas and are responsible for managing these areas as, for example, bowling greens or tennis courts. There is the opportunity to get a wider section of the community involved in the Town Belt including urban Māori, ethnic communities and young people.

With the development of the 1995 Management Plan and increased interest in the Town Belt, the Friends of the Wellington Town Belt was established to promote and protect the Town Belt and assist Wellington City Council in its management. A number of other groups also advocate for the Town Belt.

More recently there has been increased interest in the environmental enhancement of the Town Belt, as pine trees have been removed and areas restored to native forest. This interest has been seen in the development of smaller neighbourhood-based groups who have an interest in parts of the Town Belt and work with the Council to restore them subject to an agreed restoration or development plan. There are currently 13 groups working on the Town Belt who have MOUs with the Council. These include Friends of Central Park, Coolidge Street Group, and Bell Street Reserve Restoration Group.

There are several volunteer groups building and maintaining tracks on the Town Belt. The majority of these tracks are dual-use and are providing more opportunities for all users of the track network.

Many individuals who live in houses that back onto the Town Belt have over time managed the Town Belt in some way, be it for private or public benefit. These activities have ranged from effectively privatising parts of the Town Belt by adding structures, fences and so on through to planting trees and maintaining the area to improve its appearance. Privatising parts of the Town Belt are effectively encroachments and require removal within an agreed timeframe. Beautification by planting, provided it does not exclude other members of the public can often improve the appearance and maintenance of the Town Belt.



**Arbor Day planting at the former-Chest Hospital in Newtown**

There are 41 community leases on Town Belt covering 5.9 hectares. The lessees of these areas manage the Town Belt on behalf of the Council subject to terms and conditions in the lease. In most cases, such as the Renouf Tennis Centre, the organisation owns, manages and maintains the facility.

The future of the Town Belt depends on the active involvement of the community, as it did during the early period of development. Council resources are limited and the future work on the Town Belt depends heavily on the involvement of the public to ensure its success. Council officers and community groups need to work closely in organising projects that align with the objectives of this

management plan. In particular, getting young people involved in community activity and projects on the Town Belt to help them develop their leadership potential.

## 4 Landscape



**Gaps in the Wellington Town Belt between Brooklyn Hills on the left and Te Ahumairangi Hill on the right.**

### Principles

***The Wellington Town Belt will be protected and enhanced by the Council for future generations.***

This reflects the Council's commitment to ensuring that the Town Belt will be protected for Wellingtonians to enjoy.

The physical size and continuity of the Town Belt will be retained and enhanced.

***The landscape character of the Wellington Town Belt should be protected and enhanced, including by recognising that it was the New Zealand Company's intention that the original Town Belt not be built upon.***

The landscape character of the Town Belt has changed and been modified since humans first interacted with it. The Council will protect and enhance the key features of this landscape character (acknowledging that vegetation change will occur over time). These are:

- the continuous 'horseshoe' shape of natural landscape (hills and open space) between the central business district and surrounding suburbs
  - the vegetated slopes interspersed with areas of open ground
  - the changing patchwork of exotic and native vegetation
- undeveloped skylines (eg Te Ahumairangi and Mt Victoria/Te Ranga a Hiwi etc)
  - the contrast between the patchwork of native and exotic vegetation and the densely developed central business district.

## 4.1 Objectives

- 4.1.1 To protect the Town Belt as a predominantly natural<sup>11</sup> environment in contrast to the built environment of the city.
- 4.1.2 To recognise and protect the unique landscape character of the Town Belt and, in particular, the:
- ridgeline and hilltop landscapes
  - diversity of landscape aesthetic and experience
  - patchwork of native and exotic vegetation
  - maintenance of a tall/large tree framework.
- 4.1.3 To manage long-term vegetation change to enhance its ecological function while protecting the variety of functions, activities and experiences the vegetation provides.
- 4.1.4 To recognise and protect the role of the Town Belt landscape in terms of:
- the contribution the reserves (together and as individual parts) make to the character and identity of Wellington City
  - the value of the reserves as a natural setting for a variety of recreation and leisure activities
  - providing an unbuilt visual backdrop and skyline to Wellington
  - the significant area of land that provides environmental services such as urban biodiversity, stormwater management and as a carbon sink.

## 4.2 Policies

The balance of built development and open space in the Town Belt requires careful management. Incremental increases in built development (including, for example, buildings, hard surfaces and lighting) detracts from the open space value of the Town Belt. It is the natural landscape environment of the Town Belt that provides the context for recreation activity and enjoyment of open space in the urban environment. It is the open space of the Town Belt that is an essential part of the unique and valued character of Wellington City.

### Built environment

- 4.2.1 Development will only be sited on the Town Belt if it is necessary for public recreation purposes and cannot be located elsewhere and will be subject to an assessment as outlined in Section 9 Rules for Use and Development<sup>12</sup>. See Section 9 for specific policy relating to utilities (defined as public services in the WTBA).
- 4.2.2 Development for public recreation purposes will be sensitively designed and implemented to protect the landscape and open space values of the Town Belt.
- 4.2.3 No new building or structures of any kind will be permitted on the skylines and ridgelines as viewed from the central city or suburban centres or the harbour. In exceptional circumstances, this policy shall not apply where buildings or structures are for essential utilities and cannot practicably be located elsewhere and their public benefits outweigh their adverse visual impacts.

<sup>11</sup> 'Natural' is not intended to mean 'pristine' or a landscape unmodified by humans, as the Town Belt landscape has a long history of human modification. While there are obviously degrees of naturalness, here the term is used to describe the difference between the Town Belt being 'natural' and the built environment of the city being not 'natural'.

<sup>12</sup> Development is defined in its broadest sense including, but not limited to, earthworks, new buildings and structures, additions and alterations to existing buildings, car parks and lighting.

- 4.2.4 Development in prominent locations or development that detracts from landscape values will be avoided. Care shall be taken to minimise visual distraction from the natural environment.
- 4.2.5 All development will be located and designed to protect existing landscape features and established vegetation with appropriate form, scale, materials and colour scheme used to integrate development into the landscape context.
- 4.2.6 Colour schemes, planting and site design associated with existing buildings and structures shall be revised as each comes up for attention (either by Council or a lessee) to ensure that they are well integrated and complementary to their surroundings.
- 4.2.7 Earthworks and landscape modification will be limited in scale and effect to protect the natural landform.
- 4.2.8 Soft engineering approaches will be used as a preference, for example swales and planted berms are preferred to piped stormwater and retaining walls.
- 4.2.9 Structures, buildings and furniture no longer required shall be removed as soon as practicable, and those that are unsafe or irreparable shall be removed also and replaced only if consistent with the policies in this plan and the Leases Policy for Community and Recreation Groups. An assessment of the historic significance of a building will be undertaken prior to a decision being made about its removal.

**Natural environment**

- 4.2.10 Sector plans will identify specific landscape characteristics and values associated with each area to be enhanced, maintained and/or protected.
- 4.2.11 Areas of exotic forest will be removed over time as trees fall or become hazardous. Hazardous trees will be removed based on risk assessments.
- 4.2.12 Areas to be replanted in indigenous vegetation are identified in sector plans and master plans such as the Mount Victoria/Matairangi Master Plan 2015.
- 4.2.13 The values of existing trees and vegetation (including heritage trees and large trees generally) will be identified and managed to retain the tall tree framework<sup>13</sup> within parts of the Town Belt. The sector plans identify important tree groups and individual trees that need to be retained and/or replanted.
- 4.2.14 The speed of vegetation change, the size of the area undergoing change and the location of the change will be managed to protect Town Belt landscape values as much as possible during times of planned change such as major tree removal (as outlined in the sector plans).
- 4.2.15 The effects of vegetation removal, maintenance and new planting on the following values will be considered on a project-by-project basis to guide management decisions:
  - a. enjoyment and interaction with nature and the outdoors
  - b. views of the Town Belt
  - c. views from the Town Belt
  - d. diversity of landscape aesthetic and pattern
  - e. the patchwork of native and exotic vegetation
  - f. retention of a tall-tree (and large-tree) framework for landscape and ecological reasons
  - g. protecting heritage tree groupings as identified in sector plans
  - h. ecology at a site scale, Town Belt scale and citywide scale
  - i. land and soil health, and stability
  - j. supporting outdoor recreation opportunities

<sup>13</sup> See section 5.5.1

- k. provision of shade and shelter
- l. mitigation of effects of buildings on and around the Town Belt (eg screen them, integrate them into landscape or reduce bulk and scale)
- m. natural environment education.

Specific vegetation management issues will be identified in sector plans. Refer also to section 5 dealing with ecology and biodiversity.

### 4.3 The Wellington Town Belt landscape

#### 4.3.1 Wellington's landscape character

Wellington owes much of its natural character to the expanse and visual dominance of open space within and surrounding urban areas. The most visible open space occupies the tops and steep flanks of the ridges. The Town Belt comprises a significant portion of this. The character is enhanced by pockets of green 'unmanaged' land too steep for development. The landform and vegetation cover of the Town Belt and its relationship to the city and suburbs is a significant and unique feature of Wellington.

#### 4.3.2 Town Belt landscape change

The complex story of interaction between people and the Town Belt and the resulting landscape change began long before the Town Belt was planned in 1839.

**Māori settlement:** During the long period of Māori settlement, parts of the land now known as Town Belt were occupied by pā and buildings and spaces ancillary to the functioning of the pā. But most of the land was heavily wooded with trees, including pukatea, rata, totara, and rewarewa. These woodlands were rich with birds and berries, which were a cultivated food source for Māori. The streams of the Town Belt were home to tuna/eels, kōkopu, kōaro, and other freshwater fish species. Landscape features, such as the ridgelines, were valued for lookouts, garden sites and other activities.

The land was also used for recreation activities, which were often related to learning skills for later in life. Then, as now, the landscape was modified in response to a range of values specific to that time and social context.

**19th-century developments:** The process of European settlement saw rapid change in the landscape that is now the Town Belt. These changes were closely tied to the changing needs and values of the people of the city.

Soon after European settlement in 1840, trees were cleared from the Town Belt for firewood and house building. In the 1870s large areas of the Town Belt were converted to pasture and leased to local farmers to provide milk for the developing city.

This wholesale clearance and occupation had a huge visual impact on the city. By the turn of the 19th century the only native forest remaining on original Town Belt was in the Wellington Botanic Garden.

**Development of facilities and utilities:** From this early exploitative-type activity (firewood, building materials, grazing and quarrying) there was a shift to proactive park development, including a number of sports fields and Central Park. The development of city roads also had a significant impact on the Town Belt landscape. Much of this work occurred in the 1920s and '30s using relief workers hired on Council and central government unemployment schemes.

Since the 1950s development in the Town Belt has been predominantly associated with buildings and structures (including large water reservoirs) rather than landform change or resource use. The recreation section of this plan (section 6) details how the buildings and formal sports provision became established in the Town Belt.

The alteration of the landform has been less widespread than vegetation change, but each incident has arguably had a more permanent and sometimes detrimental effect on the values of the Town Belt. For example, the cutting of the road to Mt Victoria has left a prominent and irreparable mark in the natural landform, as has the development of sport and recreation parks, such as Hataitai Park, formed using fill from the Mt Victoria Tunnel.

Several facilities have been removed during the tenure of the previous plan, including custodial houses on Berhampore Golf Course, Macalister Park and Goldies Brae, the dog pound at the golf course, Telecom houses on Te Ahumairangi Hill and the Scout Hall on Grant Road.

**Amenity plantings:** The denuded nature of the Town Belt prompted city councillors and citizens of Wellington to plant areas to improve its visual appearance.

Planting of exotic conifers and eucalypts started in 1880 with most planting occurring between 1920 and 1940, and much of this using depression labour. The tree stands were rarely managed or thinned. Over time, as the planting has naturally thinned out, native understorey has appeared in places. In addition, other exotic plants and weeds have moved in.

**Pine planting on Mt Victoria in 1884**  
(Alexandra Turnbull Library GB2237 1/1 detail)

A significant factor for landscape change in the Town Belt today is that many of these early amenity plantings are now at an age where they are prone to storm damage and have the potential to cause harm to people and property.

A storm in 2004 resulted in a large area of Te Ahumairangi Hill being cleared of pines (both naturally by the storm and by removal to prevent more trees falling). A long-term restoration programme was established to return the hill to native forest. The initial storm and clearance of the pines has had a huge impact on the character of that part of the Town Belt and the developing native forest continues to alter the way the landscape looks and functions today.

**Supporting biodiversity:** Over the past 20 years the value of biodiversity and urban biodiversity in particular has become better understood. Just as there has been a shift from valuing open space as pasture for food production to valuing open space for aesthetic reasons as the city grew, there is now a shift in valuing a certain type of vegetation cover. This is not to say that there is no value in the earlier layers of landscape character; these layers are the very attribute that gives landscape so much meaning and makes it so important to people. However, any change needs to be very carefully considered.

**Growing recreation demands:** Built development in the Town Belt, alongside alienation of land, vegetation changes and landform changes, has altered the character of the landscape. The balance of built development and natural landscape is a significant issue in preserving the open space values of the Town Belt.

Since the 1995 Wellington Town Belt Management Plan there has been further change associated with intensification of use, in particular for formal sports activity. Examples of development since 1995 include: development of function rooms at Newtown Park, an extension to the Rugby League Park grandstand and artificial turfs at Te Whaea and Wakefield Park. Alongside development of this kind there are often earthworks, vegetation clearance, lighting, fencing, roads, parking and other hard surfaces, which can all result in significant landscape change in their own right and incrementally change the character of the Town Belt. All this intensification has occurred on existing sportsfields and car parks.

Almost 90 percent of residents surveyed in 2009<sup>14</sup> said they used the Town Belt for informal recreation at least once every 6 months. This includes walking, running and mountain biking; picnicking and family outings or casual sport. Over two-thirds said they used formal recreation facilities in the Town Belt at least once every 6 months. These included playgrounds, sporting facilities, the Berhampore Golf Course, Renouf Tennis Centre and the National Hockey Stadium.

Some areas of the Town Belt are more popular. The Mt Victoria sector was the most regularly used by residents with 68 percent having used it at least every 6 months. Te Ahumairangi was the least visited (32 percent).

Use of the Town Belt by inner city residents has increased, putting pressure on existing facilities, such as tracks, and increasing the chance for conflict between users.

The population of the Wellington central business district<sup>15</sup> has increased substantially over the past 20 years in part due to high-density apartment developments. In 1996 there were 4455 people living in the central city (CBD). In 2006 there were 11,526. The next Census, in 2018 is likely to show a further increase.

The Town Belt plays a vital role in the quality of life of inner city residents who may otherwise have limited access to open space and the natural environment.

In 2008, central city apartment dwellers were surveyed to obtain a greater understanding of this population. It found:

- the second most disliked aspect of living in the central city was the lack of outdoor space (two-thirds of those surveyed did not have communal open space in their apartment complex)
- almost half visited a park at least once a week
- for most, their nearest public park was less than 5 minutes away

<sup>14</sup> Wellington City Residents' Usage of and Attitudes Towards the Town Belt 2009

<sup>15</sup> The Central Area as defined in the Wellington City Council District Plan.

The landscape of the Town Belt has been most affected by changing management approaches in response to need for open space and recreation land in Wellington. Changes in land area (the loss of land), changes in land use and changes in vegetation cover (generally linked to land use) have altered the Town Belt landscape over time.

The history of landscape management and vegetation cover on the Town Belt also illustrates how values associated with parks and open space in general, continuously evolve and change. Today the Town Belt contains a rich mix of land and vegetation unique to Wellington. The landscape of the Town Belt is an essential part of Wellington's urban character.

No landscape is ever static, being the result of the relationship between people and place. However, the notion of green open space – or a natural environment in the context of an urban environment – has been protected over time through the concept of a Town Belt. The protection and management of land becomes increasingly complex and increasingly important as the city grows and the pressure on open space to meet the needs of the people increases.

#### 4.3.3 The Wellington Town Belt landscape today

The landscape values of the Town Belt contribute to making it an iconic and distinct city resource. While the Town Belt as a whole and its relationship to the city has obvious value, there is also value in the various parts of the Town Belt and in the elements within these parts.

The patchwork of vegetation and the prominent natural features of the ridgelines, hilltops and slopes have citywide significance. They provide a natural green backdrop to the central city and contribute to the city's identity and sense of place.

The Town Belt is appreciated both as a part of the wider city landscape and as an open space network in its own right. Views from the Town Belt demonstrate its importance on this citywide scale just as much as views of the Town Belt from other parts of the city and harbour.

While it is essential to consider the Town Belt as a whole, its size and geographic spread means its different parts will have specific values associated with them. When change occurs in a particular area it is necessary to consider the potential effects locally as well as citywide.

The Town Belt provides continuous open space through the city, clearly separating and defining urban localities and providing a natural backdrop to the developed land on each side. Its distinctive pattern can be broken into three main areas:

1. The inner curve of its horseshoe configuration around the Kelburn and Brooklyn Hills, across the low saddle between Berhampore and Island Bay and along the Mt Albert Ridge.

The topography is flatter and more undulating than other parts of the Town Belt. Land use is mixed with pockets of vegetation and extensive areas of open space maintained for formal sport and recreation use. This area appears more fragmented than other parts, largely due to the low-lying and less uniform topography and the historic loss of land for Victoria University.

2. The north-western end of the horseshoe is formed by Te Ahumairangi Hill.

Te Ahumairangi Hill is the highest part of the Town Belt comprising steep vegetated slopes with an open ridgeline. The tree cover, which predominates, gives the area a distinctive character when seen from a distance.

This area is comparatively less developed, more informal and more natural or 'wild' with very few buildings and little formal sport development.

The hill is relatively close to the sea with only a narrow strip of urban landscape between, contributing to the dominance of the landform over the urban landscape. There are no houses

**Looking south from  
Mt Victoria to Mt**

**Albert**

Left:  
open grazed land  
and early pine plantings  
in 1931  
(Evening Post Collection,  
Alexandra Turnbull Library  
G90002 1/2)

Bottom:  
Mosaic of exotic forest  
and native vegetation in  
2012



on the lower slopes and the hill is seen from the city as a steep mass rising from the flats. The hill is a highly visible and recognisable feature of the Wellington city landscape particularly from the harbour and other vantage points.

3. The eastern side of the horseshoe is formed by Mt Victoria/Matairangi.

This prominent high point comprises an open ridgeline with areas of steep vegetated slope. The ridgeline character is less uniform in shape with mixed vegetation cover and a greater variety of use and activity, creating a more complex landscape pattern than Te Ahumairangi Hill.

This area also has a different character to the western end due to urban development extending part way up the slopes and the edges of the open space not being as clearly defined. The area is visibly prominent from more places around the city and appears to have a more direct relationship or connection to the sea.

At the local scale the landscape confers identity and provides coherence, contributing to the amenities of individual communities and providing the setting for day-to-day experiences. Parts of the Town Belt can provide space for a playground, a kick-about space, a picnic spot, a shortcut route to work, a backdrop to a suburb or view from someone's window.

At the finest scale the Town Belt provides individual elements or spaces that are important to a variety of different people. For example, a particular tree may have heritage value due to its age or location, cultural value associated with use, ecological value as habitat, aesthetic value, practical value as shade, or even value associated with a memory of an event in someone's life.

The Town Belt provides a significant open space framework for the city and the differences in its three broad areas – the inner curve, the north-western end and the eastern side – are a large part

of its overall value. The visual diversity and diversity of open space values and experience (across all scales of space from Te Ahumairangi Hill down to an individual tree) is important in its protection.

## 5 Ecology



Community revegetation project at Te Ahumairangi Hill

### Principle

***Healthy ecosystems supporting indigenous biodiversity are once again flourishing in many parts of the Town Belt.***

The Town Belt brings nature into the city and has potential to be an important focal area for improving, extending and connecting the city's ecology.

Healthy ecosystems on the Town Belt contribute to the city's resilience and ecology by delivering ecosystem services such as fresh air, opportunities for outdoor recreation, carbon sequestration, and reduced run-off after storm events. Key factors in ecosystem health include:

- diversity and connectivity of indigenous vegetation
- sufficient natural habitats (including streams) to support expanding native animal populations
  - adequate animal and plant pest control.

### 200-year vision

***Podocarp and broadleaf forests are well-established in many parts of the Town Belt.***

## 5.1 Objectives

- 5.1.1 To protect indigenous biodiversity and indigenous ecosystems on the Town Belt, including freshwater ecosystems.
- 5.1.2 To restore and connect indigenous ecosystems on the Town Belt.
- 5.1.3 To improve the city's ecological resilience by gradually increasing the indigenous vegetation cover on the Town Belt and its connectivity within a region-wide ecological network.
- 5.1.4 To gradually increase the indigenous proportion of the Town Belt's total vegetation cover to 65 percent by 2065.
- 5.1.5 To work in partnership with iwi, communities, researchers and businesses in restoring, learning about and celebrating the Town Belt's ecology.

## 5.2 Policies

### Identifying and planning

- 5.2.1 The ecologically important areas for protection on the Town Belt will be identified and assessed, taking into account their representativeness, rarity, connectivity or buffering function, diversity, health and special features.
- 5.2.2 The important areas for ecological restoration on the Town Belt will be identified and prioritised around:
  - a. improving the ecological connectivity of the Town Belt and adjacent reserve land
  - b. enhancing the species diversity on the Town Belt
  - c. replacing hazardous exotic trees
  - d. improving freshwater habitats and fish passage
  - e. improving the halo (ecological buffer zone) around Zealandia.
- 5.2.3 Areas requiring revegetation will be identified (including areas identified under landscape policies 4.2.11 and 4.2.12) and their revegetation planned taking into account the site conditions and the potential for natural regeneration.
- 5.2.4 Plant and animal pest threats will be identified and assessed, and their management prioritised in accordance with the relevant policies and priorities in *Our Natural Capital – Wellington's Biodiversity Strategy and Action Plan 2015* and current regional pest management plans.
- 5.2.5 In prioritising plant and animal pest management, priority will also be given to:
  - a. areas representative of the biodiversity of the central city
  - b. areas important for ecological connectivity
  - c. areas of hazardous tree removal
  - d. areas of high amenity and recreation value
  - e. improving the halo (ecological buffer zone) around Karori Sanctuary (Zealandia).

- 5.2.6 Restoration, revegetation and pest management programmes will be reviewed and adapted as necessary in response to the results of ongoing monitoring.

**Protection**

- 5.2.7 The Council will protect the Town Belt's biodiversity, including the biological life in its streams, natural water courses and soil, from threats such as pests, fire, earthworks and recreational activities.
- 5.2.8 The Council will protect the Town Belt's soil and natural drainage patterns from modification; particularly the structure and flow of streams.
- 5.2.9 Plant and animal pest management will be carried out in accordance with the relevant policies and priorities set out in Our Natural Capital.
- 5.2.10 Partnerships between the Council, other organisations and adjacent landowners in implementing pest management programmes will be promoted.
- 5.2.11 Infrastructure within the Town Belt, including stormwater management devices, will be managed and, if necessary, redesigned to minimise impacts on the natural environment.
- 5.2.12 The Town Belt environment will be managed to maintain and enhance its ecosystem services, prioritising carbon storage, water quality and biodiversity protection.

**Restoration**

- 5.2.13 Areas cleared of exotic vegetation and invasive weeds will be revegetated with indigenous species through planting and/or enabling natural regeneration.
- 5.2.14 Regular follow-up maintenance will be carried out on all areas being revegetated until the new plants have closed over the ground and as required thereafter.
- 5.2.15 Enhancement planting will be carried out on the Town Belt to diversify the range of indigenous plant species, to provide additional habitat for birds and, where appropriate, to add to the tall-tree framework (see 4.3.13) on the Town Belt.
- 5.2.16 Eco-sourced plants will be used in all restoration planting.
- 5.2.17 Fish passage in, to and from streams flowing across the Town Belt will be enabled.
- 5.2.18 The Council will encourage, support and work in partnership with iwi, local communities, businesses and interested groups to develop and implement revegetation and restoration programmes on areas of the Town Belt in accordance with Our Natural Capital.
- 5.2.19 Partnerships will be promoted between the Council and nearby landowners in managing and enhancing vegetation and wildlife corridors connecting with the Town Belt.

**Monitoring, research and education**

The Town Belt's ecology, including plant and animal biodiversity, water quality, weediness and impacts of animal pests, will be monitored as part of the Council's citywide monitoring programmes, and will include continuing bird monitoring.

- 5.2.20 The Town Belt monitoring will include record-keeping of Council and community-based revegetation and pest control activities, to inform future decision-making.
- 5.2.21 The Town Belt monitoring results will be reported regularly to inform the Council and the public about trends and issues.
- 5.2.22 Research and information sharing about the Town Belt's ecology, its management and its role in the city's urban ecology will be encouraged through partnerships and communication networks involving the Council, research organisations and interested community groups.
- 5.2.23 The Town Belt will be promoted as an outdoor ecological classroom by enabling opportunities for on-site learning, such as school activities and interpretation signage.

## Historic ecosystems

### Original ecology

Tall podocarp and broadleaf forest originally covered most of the Wellington Peninsula<sup>25</sup>, including the Town Belt. Numerous streams flowed across the Town Belt, draining the forested hills into low-lying swamps on the Te Aro flats and Miramar isthmus. These streams were habitat to freshwater fish such as tuna/eels, kōkopu, kōaro as well as invertebrate freshwater life.

The original forest was much more diverse than it is today. Variations in topography and microclimate were reflected in variations in the vegetation cover. Northern rātā, rimu, tawa and hīnau flourished on the ridges and slopes, while podocarps such as tōtara, miro, kahikatea and mātai occurred on the lower slopes and stream valleys. Semi-coastal forest nearer the coast was dominated by kohekohe. The forest understorey was a dense profusion of small trees, shrubs, vines and ferns. Numerous bird species were prolific, including some now extinct species such as huia.

### Changes since human arrival

The impact of Māori habitation on the vegetation of the Town Belt is not known in detail, although it is known that Māori used fire for land clearance. A Brees print of Mt Victoria (1843) shows low vegetation with flax growing on the summit ridge and no stumps of recently cleared trees. This print, together with other paintings and descriptions at the time of European settlement, suggests the original podocarp and-broadleaf forest had already been cleared and that the forest on the eastern side of the Town Belt, from Mt Victoria to Newtown, had largely disappeared by 1840.

In contrast, most of the land west and south of today's central city was still covered with forest at the time of settlement. Heaphy (1879) records that in 1839 high trees grew on the flat towards Te Ahumairangi Hill (Tinakori Hill) and the sides and summit of Te Ahumairangi Hill "*were densely timbered ... the rata being conspicuous*"<sup>26</sup>. Around upper Willis Street and Polhill Gully Heaphy observed "high pine trees" (native conifers), "partly felled for native cultivations".

By the 1870s most of the Town Belt had been cleared of native forest and converted to pasture. From the 1880s, but mostly between 1920 and 1940, a considerable area of the Town Belt was then planted with exotic conifer species and eucalypts. The exotic conifer plantations were the dominant forest cover on the Town Belt through most of the 20th century. By the time of the 1995 Wellington Town Belt Management Plan, intervention was required to manage the ageing and sometimes hazardous trees. Having been rarely thinned or managed, the trees had little timber value and, in 1998, a proactive tree-removal programme started. By 2013, nearly 30 hectares of these trees had been removed and the cleared sites revegetated with native plants.

<sup>25</sup> The land approximately south of the Korokoro Steam and Porirua Stream catchments.

<sup>26</sup> "Charles Heaphy, "Notes on Port Nicholson and the Natives in 1839," *Transactions and Proceedings of the New Zealand Institute*, 1879, Vol 12. 32-39

Other changes that occurred to the Town Belt's ecology following European settlement included topsoil loss on ridges and slopes as a result of forest clearance, naturalisation of introduced plants and animals (to pest proportions in some cases), the reversion of large areas of former grazing land to fire-prone gorse, and the modification of many streams through underground piping, riparian vegetation clearance and changed drainage patterns.

Nevertheless, a limited palette of indigenous plants began to regenerate; notably as an understorey in the exotic plantations and in older areas of gorse, where native plants were able to establish and eventually overtop the gorse.

## Wellington Town Belt ecology today

### Today's ecology

#### *Vegetation*

Probably 99.5 percent<sup>27</sup> of the original forest cover has now been lost. Only in the Botanic Garden are there remnants of the podocarp and broadleaf rainforests.

There are over 238 hectares of native-dominated vegetation on the Town Belt, most of it in an early stage of regeneration (see map on next page). It is made up of native forest (186.2ha), native scrub/shrubland (24.9ha), mixed shrubland (exotic-native) and areas recently revegetated with natives (26.9ha). (Section 8 has maps of vegetation cover for each geographic sector.)

Town Belt-vegetation generally has the following characteristics:

- plant communities are young (less than 150 years old), simple in structure and with a limited diversity of native species
- podocarp and most native broadleaf species, and therefore their seed, are absent
- the areas of native vegetation are discontinuous
- a well-developed naturalised flora is present, including weeds
- pest plants and other weeds are a widespread threat, with some major infestations of invasive weeds
- areas not in native or exotic tree stands are either managed as grassed playing fields and passive recreation areas or they are scrub-covered.

There are around 600 plant species on the Town Belt, including plants indigenous to Wellington, naturalised plants and weed species. Surveys in 1991 found that at least 150 locally indigenous plant species were growing on the Town Belt. While weeds threaten the development of native vegetation, some exotic vegetation can contribute to the health of indigenous populations. The eucalypts, for instance, provide a food source for nectar feeders; pine forests support orchids, ferns and native shrub understoreys in places; and areas of exotic scrub (often gorse and broom) can support the regeneration of native bush if left undisturbed and kept weed-free and safe from fires.

#### *Animals*

Indigenous fauna is reduced in its species diversity as a result of historic habitat loss and fragmentation, reduced food supply through the reduced diversity of native plant species, and pest competition and predation. Only common native bird species were present on the Town Belt in the early 1990s (of which only fantail, grey warbler and silvereye were numerous); five species of native lizard; and only common insect species. However, pest-control programmes and the conservation work at Zealandia appear to be benefiting the Town Belt's native birdlife. In addition to the common species, bird monitoring in 2011 and 2012 has shown tūi, kererū and kākā using the Town Belt. Whitehead, North Island robin and saddleback are also found in the Town Belt near Zealandia, and informal sightings of kingfishers and ruru/morepork have been reported.

Eight species of introduced mammal are present in addition to introduced birds and insects.

<sup>27</sup> *Natural Wellington. A Plan to Preserve and Enhance the Natural Treasures of Wellington City*, Wellington Branch, Royal Forest and Bird protection Society of NZ Inc, 1990



*Freshwater ecosystems*

The Town Belt's freshwater ecosystems include permanent and intermittent streams, and seepages. Kōura, eels, banded kōkopu and other aquatic life occur in some streams but these ecosystems have been adversely affected by streams being piped underground for some or all of their length; by drainage works in stream beds; obstructions such as culverts to fish passage; and by pollution carried in stormwater run-off.

*Forest succession*

When forest re-establishes on a bare site, it develops in successional stages. Typically, in Wellington's broadleaf/podocarp forests these stages would have been:

1. a short-lived phase when ferns and low-growing herbaceous plants colonise the site
2. shrubs emerge through the ground-level colonisers
3. young trees over-top the shrubs to form low-forest cover
4. eventually tall trees such as podocarps emerge through the low forest to form the mature forest canopy.

This process can take several hundred years. However, if the seed of a tall tree lands in a favourable site, courtesy of a passing bird or the wind, it may germinate and become established during an earlier stage of the natural succession.

On the Town Belt today, limited seed sources may delay the successional process from progressing beyond the low-forest cover and the healthy development of forest is threatened by plant and animal pests.

**Ecological values**

The Town Belt has long been valued as an easily accessible place where people can experience and view nature.

Historically, the mass plantings of exotic conifers and other amenity plants were promoted by councillors and citizens to embellish the Town Belt with trees for the ornamentation of the city and to create pleasant places for recreation. While these values still remain, an important shift in attitude has occurred: 91 percent of residents surveyed in 2009<sup>35</sup> thought it was important to use native vegetation on the Town Belt and 93 percent valued the protection of native habitat for birds and other animals.

The importance of indigenous biodiversity and ecosystems in sustaining healthy living environments for people has also been recognised in such documents as Our Natural Capital.

The Town Belt is part of Wellington's urban ecology. It also plays an important role in linking habitats and ecosystems across the city.

**Issues and opportunities**

There are many issues and opportunities to weigh up in deciding how to ensure that healthy ecosystems can flourish on many parts of the Town Belt.

**Vegetation management***The balance between indigenous and exotic vegetation*

A long-term objective in the 1995 Management Plan proposed that the proportion of indigenous vegetation on the Town Belt increase from 20 percent to 60 percent of the vegetation cover within a 50 to 100-year time frame. The objective has been amended in this management plan with a target of 65 percent indigenous cover by 2065. The 2009 residents' survey showed strong support for increasing indigenous vegetation on the Town Belt. The small number of submitters who did not support this intention spoke of their appreciation of exotic trees.

<sup>35</sup> Wellington City Residents' Usage of and Attitudes Towards the Town Belt 2009

Under the 1995 Management Plan, the amount of predominantly native vegetation has increased through a combination of natural regeneration and revegetation planting of 35 hectares including formerly grassed areas and where exotic conifers have been removed. Over the next 10 years, the exotic tree removal programme will continue, but probably at a slower rate and on smaller sites. This is partly in response to negative public comment about the amount of visible change that resulted from hazardous tree removal and storm damage during the early 2000s. However, the rate of change will depend on events such as storms, natural attrition of the ageing conifers and the availability of resources.

#### *Tall-tree framework and heritage trees*

The tall trees in the Town Belt's plantations and amenity plantings have provided a valued 'framework' in the city landscape (see Chapter 4). On a large scale this framework is the forested backdrop around the inner city. On a smaller scale it provides shelter, shade and local character within different areas of the Town Belt. Currently, the framework comprises mainly exotic conifer plantations and mixed amenity plantings of eucalyptus, pohutukawa and deciduous trees.

To maintain the tall-tree framework, appropriate replacement trees need to be planted in anticipation of trees deteriorating with age or to replace hazardous or storm-damaged trees. Replanting the tall-tree framework presents opportunities to reintroduce the indigenous 'heritage' trees that have been largely absent from the Town Belt since the original forest was cleared, through:

- enhancement planting within forested and revegetated areas, and
- amenity planting as single or grouped specimens, where appropriate, in non-forest areas.

#### *Approval for planting*

Planting on the Town Belt is a managed activity that needs to be approved by the Council (see 9.4.4) so that the Council can ensure:

- eco-sourced plants are being used in areas where that is a requirement
- trees are not located where they may cause problems (eg directly above roads where they may eventually become a hazard)
- revegetation and enhancement planting are of species suited to the particular site conditions
- records of planting are kept for monitoring purposes
- exotic plants are unlikely to be invasive and become a new pest plant
- the location of commemorative trees are known so that they can be managed appropriately.

### **Optimal forest patches and ecological connectivity**

The size, shape and connectivity of forest areas are important factors in ensuring their health and resilience.

In general, an optimal forest patch will have a low edge-to-area ratio (eg circular or square, rather than linear or convoluted). It will also be large enough to have an intact 'core'; an inner area that is not influenced by edge effects such as increased light, wind and weeds. On the Town Belt, restoration and prioritised revegetation projects can be designed to enhance the size and shape of forests.

An optimal forest patch will also be close enough to other forests to ensure that its own seed supply is supplemented with seed from other forest areas carried by wind and birds. Research and modelling in New Zealand indicates that if optimal forest patches ('sources') are interspersed by habitats receptive to seed germination ('sinks') then ecological functions such as podocarp recruitment can be sustained<sup>36</sup>.

<sup>36</sup> Meurk, C. and Hall, G. 2000. *Biogeography and ecology of urban landscapes*. In: Urban biodiversity and ecology as a basis for holistic planning and design: proceedings of a workshop held at Lincoln University 28-29 October 2000. eds G.H.Steward & M.E. Ignatieva. Christchurch: Wickliffe Press.

The Town Belt, because of its size and location, can provide ecological connectivity between sectors of the Town Belt while also providing connections west, south and east between other reserves in the Outer Green Belt, Miramar Peninsula and east harbour areas. Improving connectivity and optimising forest size and shape will be important factors in planning and managing revegetation and restoration projects on the Town Belt.

One example of connectivity on the Town Belt is in the Te Ahumairangi Hill area, where the mixed exotic and regenerating native forest is strategically located between native forest areas in Otari-Wilton's Bush, Trelissick Park and the Wellington Botanic Garden. The proximity of these forest areas, linked by vegetation within the housing areas and in open spaces such as the Western Slopes Reserve, enables a more diverse range of native plants and animals to establish on Te Ahumairangi Hill. In turn, Te Ahumairangi Hill will be a source of indigenous species to move east through the Botanic Garden and the harbour edge. (See 8.1: Sector 1, Te Ahumairangi Hill context map.)

### Ecological restoration and enhancement planting

Ecological restoration is an important tool to ensure ecological health and resilience. Restoration may enhance species diversity (eg restoring podocarp species to a forest remnant), it may buffer an area (eg improving the shape or size of a forest remnant), or it may improve stream habitats (eg revegetation of a riparian area). There is potential for restoration on the Town Belt to contribute to the city's urban ecosystems and resilience as part of a city-scale programme developed in accordance with *Our Natural Capital* (2015).

All restoration activities need to be well planned to optimise success. Many factors need to be considered including variations in site conditions that could affect survival rates, species choice and pest threats. Other factors include the findings of monitoring and ecological research, available resources and the extent to which intervention is needed to help natural processes along.

Restoration of the broadleaf/podocarp type of forest that originally covered the Town Belt depends upon reintroducing the tall forest trees that disappeared when the Town Belt was cleared in the 19th century. These trees include rimu, hīnau, tawa, tūtoki, miro, mataī, tōtara, kahikatea, pukatea, fuchsia, kohekohe and nīkau<sup>37</sup>. The seeds of the absent tree species would normally be dispersed by nectar and fruit-eating birds, such as bellbirds and kereru, but many seed sources are absent from the Town Belt. As the Town Belt's young mid-successional forests are not attractive habitat for them, these birds are also unlikely to bring in significant amounts of seed from outside sources.

Consequently, if the Council relied only on wind and birds to bring the desired seeds to the Town Belt from such sources as the Botanic Garden, Otari-Wilton's Bush, Zealandia and the Outer Green Belt, it would take a very long time to achieve mature late successional forest. Therefore, the Council intends to assist the natural successional process by carrying out extensive enhancement planting of the tall tree species in areas of young native forest, scrub and revegetation planting throughout the Town Belt. It will still take many years before the trees mature but enhancement planting will substantially speed up the process.

Enhancement planting need not be confined to the tall tree species as there is also potential to diversify understorey and ground-layer plant species. All proposals for enhancement planting will need to be assessed on a case-by-case basis.

Fundamental to all restoration efforts is ongoing plant and pest management to optimise the conditions for restoration and to protect any biodiversity gains.



<sup>37</sup> Planting of these species began in the last decade but the trees are



**Regeneration of native vegetation after pine removal and ongoing weed control: Te Ahumairangi Hill, in 2005 (top) and 2011 (bottom)**

**Pest management**

Effectively managing pest plants and animals is fundamental to the ecological health of the Town Belt, and is essential in both protecting and restoring ecological values.

Pest plants, or weeds, are an issue throughout the Town Belt. Common invasive weeds are

tradescantia, old man's beard, banana passionfruit, Japanese honeysuckle, climbing asparagus, elaeagnus, sycamore, and karo, all of which can interfere with healthy forest development. Gorse and broom are also common, but these species can act as a nursery for the regeneration of native plants. One of the key contributors to weed establishment and spread in the Town Belt is the ongoing dumping of garden waste and movement of weed seeds from nearby residential areas, so ongoing education programmes are needed to inform people about the impacts and encourage alternate behaviour.

Pest-plant control is particularly important in areas where large trees have been removed, where the bare ground and plentiful light provides ideal conditions for weeds to establish as well as early successional native species. Natural regeneration can be encouraged by intensively controlling weed competition, to the extent that the need for revegetation planting can be minimised or avoided altogether. This approach was successfully implemented when pines were removed from 10 hectares on Te Ahumairangi in 2005 (see photographs above).

Pest animals are also a problem, particularly possums, rats and mustelids (stoats, ferrets and weasels), because they prey on native fauna, compete with native fauna for food, and eat native vegetation. Possums are controlled in the Town Belt as part of a possum-control programme shared by Wellington City Council and Greater Wellington Regional Council. This programme is thought to be contributing to increased numbers of native birds and improved forest regeneration and health. Mustelids are a particular threat to native birds (including eating eggs), lizards and insects (eg weta). Mustelid control requires intensive trap checking and is most successful where community groups are able to help. Feral and domestic cats are also a significant threat to native wildlife, particularly lizards and birds.

Our Natural Capital (2015) identifies three kinds of pest control: species-led, site-led and amenity.

- *Species-led programmes* are particularly relevant in managing weeds and pest animals in the early stages of establishment when, because numbers are low and distribution limited, their containment or eradication is more feasible.
- *Site-led programmes* focus on areas of high biodiversity value and prioritise the control and management of pests that pose the greatest threats to those values. Sites are prioritised for weed and animal pest control on a citywide basis. However, pest-control opportunities within the Town Belt should also be prioritised as resources allow. Key opportunities are to manage pests in parts of the Town Belt that are representative examples of the biodiversity of the central city area and to prioritise areas important for ecological connectivity.
- *Amenity-led programmes* focus on weeds that are adversely impacting public use and enjoyment in such areas as sportsfields, play areas, walkways and amenity plantings. This kind of weed control can contribute to ecological health by reducing potential spread of weed infestations from amenity areas to natural areas within and outside of the Town Belt.

The greatest challenge in managing pests on the Town Belt (and citywide) is how to effectively prioritise and use resources to control the large numbers and variety of pests present.

### **Community engagement and education**

The Council relies heavily on the voluntary efforts of community groups who are carrying out revegetation, monitoring and pest control work on the Town Belt. Their efforts help to make the Council's limited resources go further.

In return, the Council needs to support those groups by providing practical on-the-ground help (eg site preparation), resources (eg plants for revegetation) and advice. Crucial, too, is ensuring that the groups are enabled by the Council to interact with other groups, researchers and specialist advisors so that they can share their growing wealth of practical experience, support each other, and benefit from research.

The Town Belt's popularity for recreation creates opportunities to educate people about its biodiversity, ecosystems and ways of maintaining and improving the health of the Town Belt and city's ecology.

### **Research**

There are many unknowns about the most efficient and effective ways of restoring the Town Belt, including what may or may not be achievable. Focussed research, in parallel with the Council's monitoring programme, could help to understand some of the ecological dynamics happening in and around the Town Belt, and where best to concentrate restoration efforts. For instance, a better understanding of kererū flight patterns could help to identify where podocarp seeds carried from Otari-Wilton's Bush are likely to be dropped and where to concentrate podocarp planting in the Town Belt. Other areas of potentially useful research include patterns of wind-borne seed dispersal, relationship between soil ecology and plant establishment, and the relationships between stormwater systems and stream life.

The interactions of people, including recreational users, neighbouring property owners and restoration groups, with the Town Belt's plants, streams and wildlife are also an important and evolving part of the Town Belt's ecology. There is potential for social research into these dynamics and the part that people play in urban ecology.

Opportunities for researching these topics may become available as a result of the research partnership established between the Council and Victoria University of Wellington in 2013.

### **Monitoring**

Without good information, it is difficult to evaluate the success and cost-effectiveness of the work being undertaken or to learn from mistakes and avoid wasting resources. Record keeping and monitoring has not always been undertaken consistently or systematically in the past, especially in relation to mass plantings carried out at public planting day events or, on a smaller scale, the revegetation planting that various groups carry out annually using plants supplied by the Council. Consequently, consistent information about plant survival rates, maintenance and the rate of canopy closure has not been available to inform future efforts.

By regularly sharing and reporting monitoring data and assessing its usefulness, the Council, researchers and community groups will be able to review and learn from successes and failures, adapt future on-the-ground work as required, and target future monitoring to ensure useful information is being gathered in relation to:

- the health of the Town Belt's ecosystems
- the results of pest control
- the results of specific restoration projects.

### **City resilience**

City resilience has to do with 'future-proofing' urban environments to be as self-sustaining as possible in the face of large-scale changes, such as climate change. This includes weaving natural

environments through cities, to provide important ecosystem services and allow plant and animal populations to adapt to habitat change. Communities in resilient cities are also actively engaged in caring for the health of those natural environments.

The Town Belt can contribute to Wellington's resilience because it is a large, centrally located arc of green space that can provide important ecological connectivity in the heart of the city. It also connects with a wider green network in the city's west, south and east. As explained in 5.5.2, restoring ecological connectivity will help improve the health of the city's ecosystems and enable plant and animal populations to move through the city.

The Town Belt's forest environments (both native and exotic), in particular, provide ecosystem services by absorbing carbon from the atmosphere, reducing flooding by slowing run-off, and filtering pollutants and sediment from run-off. Tree planting boosts these services and contributes to the Council's climate change work programme through which the Council is placing eligible land into the Government's forest sink programmes to generate annual emission unit returns. Some Town Belt areas that have been included in the programme are:

- 1.2ha of post-1989 pine forest located on Berhampore Golf Course
- 103.45 hectares of pre-1990 pine forests
- 16ha of indigenous forest near Mt Albert.

### Definitions

**Amenity planting:** planting primarily to make places pleasant for people, such as to provide shelter, shade, screening or aesthetic value.

**Biodiversity:** the variability among living organisms including genetic diversity within species, species diversity within a geographical area, and the diversity of ecosystem types in a geographic area.

**Ecosystem:** a dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.

**Ecosystem services:** the benefits that people derive, directly or indirectly, from functioning ecosystems. Specific ecosystem services are often characterised as being one of three kinds: provisioning (eg supply of food, timber, freshwater); regulating (eg climate, run-off, waste), or cultural (eg amenity and aesthetic values, recreation).

**Enhancement planting:** planting into existing plant communities to assist forest succession by introducing mid and late successional plants (also known as 'succession planting').

**Forest succession:** the natural process by which groups of plants initially colonise an area then replace one another in stages to mature forest.

**Habitat:** the place or type of an area in which a living thing naturally occurs.

**Indigenous species:** a plant or animal species that occurs naturally in Wellington.

**Native forest:** a forest community that occurs naturally in Wellington.

**Restoration:** management that aims to restore a plant community to a condition similar to that of an earlier time period. This time period is commonly prior to human arrival or early human settlement. It is dependent on eco-sourcing.

**Revegetation:** the establishment of a new cover of indigenous plants through intervention such as planting or seeding or by assisting natural regeneration to occur. It does not necessarily reflect an end goal and is not necessarily dependent on eco-sourcing.

## 6 Recreation



**The play area at Central Park, Brooklyn.  
A flying fox and bike skills area are also provided.**

### Principles

***The Wellington Town Belt should be accessible to all and for all to enjoy.***

This concerns equity of access and use of the Town Belt. The Council believes that the Town Belt should be available for all Wellingtonians to enjoy. The Council is committed to ensuring that the Town Belt will continue to be improved with more access and improved accessibility features where it is reasonably practicable to do so.

***The Wellington Town Belt should be available for a wide range of recreational activities.***

The Town Belt should cater for a wide range of sporting and recreation activities managed in a way to minimise conflict between different users. Co-location and intensification of sports facilities within existing hubs and buildings is supported where appropriate.

### 6.1 Objectives

**6.1.1 The Town Belt is accessed and used by the community for a wide range of sporting and recreational activities.**

**6.1.2 Recreational and sporting activities are environmentally, financially and socially sustainable.**

**6.1.3 Participation in sport and recreation is encouraged and supported.**

**6.1.4 The Town Belt makes a significant contribution to the quality of life, health and wellbeing of Wellingtonians by increasing a range of physical activity and providing active transport routes and access to natural environments.**

**6.1.5 The track (open space access) network provides for a range of user interest, skills, abilities and fitness levels, and pedestrian and cycling commuter links.**

**6.1.6 Management and development of sporting facilities and associated infrastructure does not compromise the landscape and ecological values of the Town Belt.**

**6.1.7 To maximise use of existing formal indoor and outdoor recreation facilities by intensifying the use of sports surfaces and ensuring the multiple use of ancillary facilities, such as clubrooms, to reduce the demand for additional facilities on the Town Belt.**

## **6.2 Policies**

### **Recreation**

6.2.1 Provide passive and/or informal recreation spaces in a variety of settings for people to enjoy time out, explore nature and learn in a safe environment.

6.2.2 The Town Belt will contribute to the citywide parks and reserves network where identified sites (see the sector plans in section 8) will provide sportsfields, neighbourhood parks, play grounds, skate parks, ecological connectivity and track networks.

6.2.3 Recreation events and programmes will be run on the Town Belt subject to section 9.4 Managed activities.

6.2.4 Interpret the features and values of the Town Belt including the history and culture, ecology and recreation.

6.2.5 Sustainable cultural harvesting of plant material for non-commercial cultural purposes by Māori will be considered at designated sites.

### **Track (access) network**

6.2.6 The Town Belt will be improved by providing clear information and signs, and improving the surface and/or by reducing the gradient of tracks where feasible.

6.2.7 Tracks will be shared use (ie pedestrian and cycle) wherever this is appropriate. Tracks are open for biking unless otherwise identified in accordance with the Open Space Access Plan (2016).

6.2.8 The open space access network will be integrated with the wider city and regional access networks, and cycle and walking commuting needs.

6.2.9 Continue a programme for upgrading walking/cycling tracks in order of priority based on use and asset condition.

6.2.10 All tracks will be physically sustainable and have minimal environmental impact, as far as possible.

6.2.11 Tracks will be designed and maintained to defined standards in the Open Space Access Plan, with significant hazards identified and/or mitigated.

6.2.12 Develop more tracks within the Town Belt that are accessible and useable by people with limited mobility, push chairs and wheelchairs. This includes the able-bodied, people pushing strollers, the elderly and people with impairments or disabilities.

6.2.13 Develop a plan for additional beginner-level/family-friendly biking and walking tracks.

6.2.14 Maintain a practicable network of pedestrian and maintenance accessways to service the facilities, amenities, utilities and special features of the Town Belt.

6.2.15 The walkway system will be accurately mapped and interpreted, and this information will be freely available to the community.

**Dog exercise areas**

6.2.16 Provision of dog exercise areas and off-leash areas on the Town Belt was reviewed during the review of the Dog Policy in 2016. In particular Sector 3 Brooklyn Hills, Sector 4 Macalister Park and Sector 9 Mt Victoria/Matairangi.

**Community gardens and orchards**

6.2.17 Community gardens and orchards may be permitted, so that community groups can provide food, recreation and therapeutic opportunities for the community.

6.2.18 Community gardens and orchards on the Town Belt will be not-for-profit (ie no produce may be sold) and private allotments are not allowed.

6.2.19 No formal education or qualification may be offered on the Town Belt. Any environmental education activity can occur when it supports and complements the primary role and purpose of the Town Belt and fits within the definition of recreation in the management plan.

6.2.20 Assessment of applications for use of the Town Belt for community gardens and orchards will be according to the criteria specified in section 9 (Rules for use and development).

6.2.21 Licences for community gardens and orchards will be for a maximum of 10 years.

**Sport and recreation parks and facilities**

6.2.22 Ensure the availability of a range of sporting and recreation opportunities that satisfies the needs of citizens and visitors.

6.2.23 Development of existing or building new sporting, recreational<sup>38</sup> and club facilities is limited to:

- within the footprint of sport and recreation parks or
- within current leased areas and associated hard infrastructure, such as car parks.

Note: where the leased area is within a sport and recreation park (eg Wellington Football Club in Hataitai Park), the footprint is that of the larger sport and recreation park rather than the leased area.

The footprint of sport and recreation parks and leased areas are identified in sector plans and are subject to assessment against other Wellington Town Belt Management Plan policies and the rules in section 9.

No more than eight hectares of Town Belt can be leased or licenced, excluding leases for public services or the Chest Hospital and Wellington Zoo (WTBA Clause 16 (2)).

6.2.24 Applications for the development of existing or new sporting, recreational and club facilities are subject to:

- an assessment of alternative locations for such a development that are not on Town Belt land
- research to confirm demand for such a development is required and sustainable for the sport
- the development minimising conflict with existing recreational activities and protecting landscape and open space values (see 4.2.2)

<sup>38</sup> This policy does not include tracks and associated structures such as signage

- fulfilling the criteria set out in Policy 6.2.23 plus the assessment criteria in Section 9 and in particular policy 9.5.1
- being consistent with the policies in section 4 (landscape) and section 8 (management sectors) – see also policies in section 9 (Rules for use and development)
- being consistent with the Leases Policy for Community and Recreation Groups (2012) where the policy does not conflict with this management plan
- an assessment that is included in Appendix 5.

6.2.25 Support the use of the Town Belt by elite sport provided such activity complements and supports community use and access and participation.

### **Sport and recreation clubs**

6.2.26 Clubs will be encouraged to share facilities and partner with other clubs subject to policies (see sport and recreation parks and facilities policies).

6.2.27 Leasing of reserve land and facilities to sport and recreation clubs shall only be allowed where the activity is consistent with the objectives of this management plan and, as such, complies with the following:

- the activity is concerned with public recreation
- the activity is open for public participation (clubs will be encouraged to allow casual play at their facilities or, at least, that their membership shall be open to all members of the public).
- the maximum length of a lease will be 10+10 years (lessees can apply for a new lease)
- the maximum area that can be leased or licenced on Town Belt is a total of eight hectares subject to Clause 16 (2) of the WTBA.

6.2.28 Leases will be administered in accordance with the Council's Leases Policy for Community and Recreation Groups (2012) except where inconsistent with this management plan.

## **6.3 Recreation role of the Wellington Town Belt**

The Town Belt as we know it today was set aside in trust for the people of Wellington through the 1873 Town Belt Deed (Appendix 1). This deed identified that the Town Belt was to be:

*“ever hereafter used and appropriated as a public recreation ground for the inhabitants of the city of Wellington ...”*

The WTBA (Clause 8 (3)) defines public recreation ground as an area for:

1. recreation, sporting activities and the enjoyment of the public, with an emphasis on the retention of public access, open spaces and outdoor activities; and
2. the protection of the natural environment and historic heritage.

Recreational activity on the Town Belt was restricted in the latter part of the 19th century, as much of the land was undeveloped and leased for grazing. In 1881 Newtown Park was officially opened as the first sports ground on the Town Belt and as sporting activities increased by 1910, Nairn Street Park, Kelburn Park and Wakefield Park were established. As part of this development, private sports clubs developed and leased land for buildings. There was concern this exclusive use of Town Belt land was contrary to the principle of free public access. In 1908 legislation was passed through Parliament allowing the Council to lease up to a maximum of 100 acres (40.47ha) to sports clubs. This was followed by land being leased for a range of sport and recreation activities including

bowls, dog obedience and croquet. In 2013 there were 41 leases for recreation sports and community groups on the Town Belt occupying 5.9ha (14.6 acres). Walking for pleasure, running, and mountain biking has continued to increase in popularity as the benefits of regular exercise on general health and wellbeing have been recognised. A 2009 survey of 1000 Wellingtonians found that nearly half use the Town Belt monthly for this type of informal recreation activity; 28 percent use it at least monthly for organised sport. Other research has identified the benefits to mental health of interaction (whether active or passive) with natural environments. The importance of children being able to play in an unstructured way in natural environments has also been widely documented in recent times.

Activities on Town Belt will not include leases for childcare, Plunket and learning institutions such as schools and community centres.

When given options, the top three values of the Town Belt for Wellington residents (2009 residents' survey) were:

- views from the Town Belt
- ability to enjoy nature/the outdoors
- protect native habitats for birds and other animals.

These all emphasise the value placed on the natural unbuilt environment of the Town Belt. Being able to connect with nature has positive effects on people's wellbeing including mental health.



**Mt Victoria lookout**

## 6.4 Existing recreational activities

The Town Belt provides residents and visitors with a wide range of recreational activities:

- **informal activities** such as jogging, walking, orienteering, gardening, biking, dog walking, skateboarding, children's play, casual sport (eg kicking a ball), sightseeing picnicking and so on
- **organised sports** such as football, netball, rugby, hockey, tennis, cycling, softball and cricket. This includes more commercial 'pay-for-play' activities such as touch rugby, golf at the Berhampore Golf Course and squash at Club Kelburn.

See map on next page.

Many of these activities are limited to certain areas. For instance:

- **The track network** is used for walking (sometimes with a dog), running and mountain biking
- **Dog-exercise areas** are for dogs off leash
- **Community gardens and orchards**

- **Neighbourhood parks** are used for informal activities and may contain playgrounds and sometimes skateboard parks
- **Sport and recreation parks** (sportsfields) are primarily used for organised sports
- **Buildings and associated sports surfaces** are for club/group activities including bowling greens, croquet, the velodrome, tennis and netball courts and includes indoor sports such as squash, badminton and gym sports
- **Wellington Zoo**

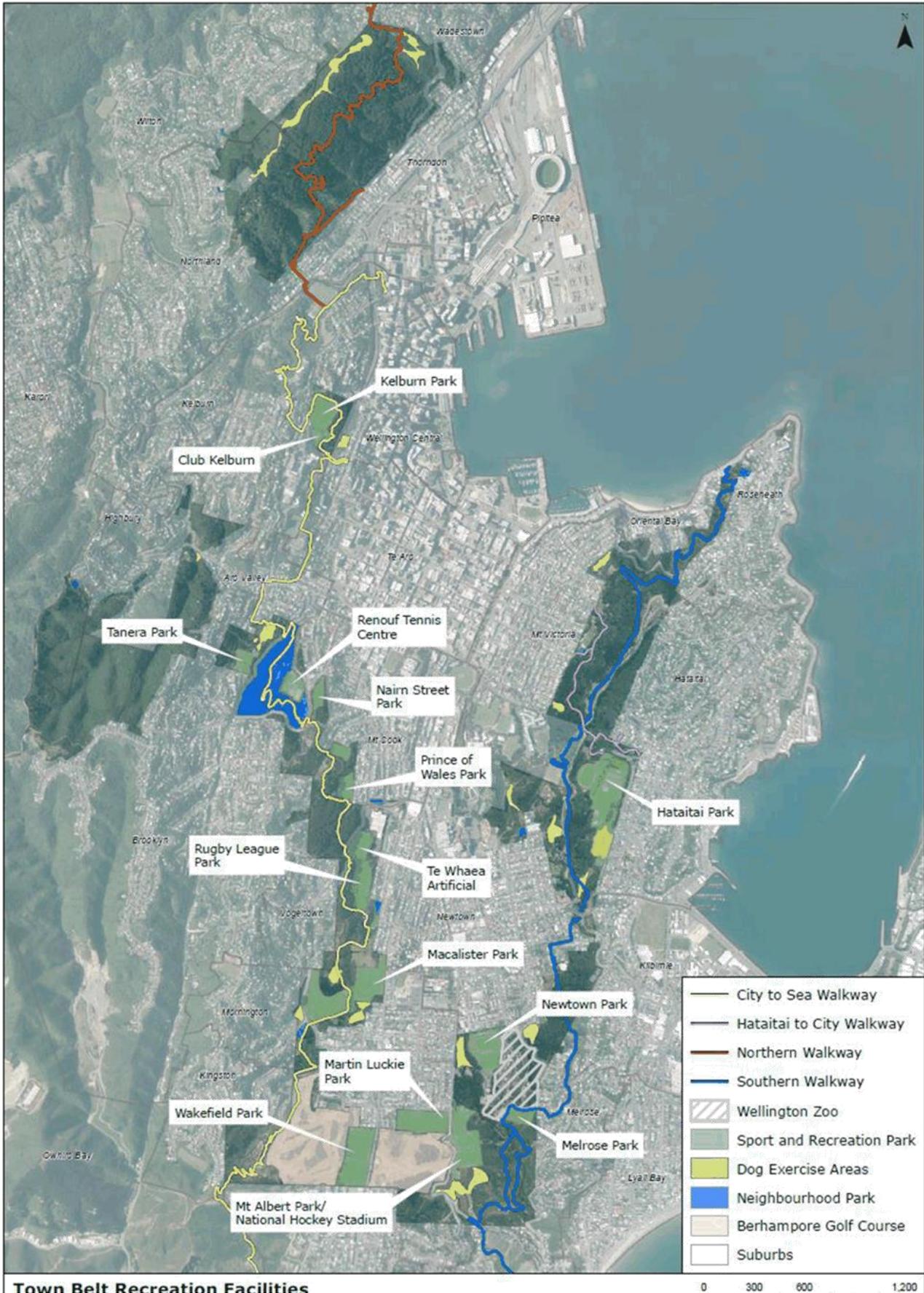
See the current uses map for each sector in section 8 for the distribution of these. All of these recreation facilities are managed as part of the wider parks network.

## **6.5 Informal activities**

### **6.5.1 The track network**

The notion of public access is integral to the intent of the original Town Belt Deed and the WTBA. The emphasis has always been on walking and running access and, since the 1990s, mountain bike access. Other activities include orienteering, dog walking, school cross-country and harriers.

Vehicle access is acknowledged as necessary for maintenance and service access to buildings. All other forms of motorised vehicles are excluded from Town Belt land except in designated parking areas.



**Town Belt Recreation Facilities**

0 300 600 1,200

The 2009 residents' survey identified walking as the most popular regular activity on the Town Belt (56 percent), followed by sightseeing (28 percent), commuting (25 percent), running or jogging (24 percent) and cycling (7 percent). Cycling may have increased since then, with the development of new bike tracks on Mt Victoria/Matairangi and Polhill Gully and events on Town Belt land. In addition, the respondents' top priority for future investment was increasing the maintenance of walking tracks (24 percent).

Only a few tracks are accessible to wheelchairs and prams, including Te Ahumairangi lookout, Mt Victoria lookout, and parts of Central Park.



**Moturua Stream walkway at  
Central Park**

The Town Belt's track network serves several functions:

- primary track networks along the eastern ridgeline from Mt Victoria/Matairangi to the south coast (Southern Walkway/Te Ranga a Hiwi) and along the western ridgeline from the Botanic Garden to the south coast (City to Sea Walkway) and through Te Ahumairangi Hill via the Northern Walkway
- secondary track networks in each sector linking suburbs and often acting as cycle and walking commuting links (Hataitai to city link)
- dual-use tracks for walkers and mountain bikers, except for part of Te Ahumairangi Hill, the City to Sea Walkway and the northern end of Mt Victoria/Roseneath<sup>39</sup>
- bike skills areas on Mt Victoria/Matairangi at the southern end of Alexandra Road and 4x dual slalom track at Mt Albert.

The track network is shown in the map of recreation facilities for each sector (section 8).

Many of the newer tracks have been built and maintained by volunteer groups. The tracks are designed for dual-use except for a few that have been built as mountain-bike only tracks (to ensure the safety of all track users, for example downhill mountain biking activity). The Town Belt is an important mountain-biking area, especially Mt Victoria/Matairangi and Polhill Gully, because it is close to the city, provides an alternative to riding on the road, and has a variety of tracks for different skill levels. Wellington is renowned for its accessible tracks for mountain biking, attracting many visitors and new residents to the city.

<sup>39</sup> WCC Open Space Access Plan 2016 – Schedule A

There is ongoing demand from users for more beginner level/family-friendly biking and walking tracks. More work is needed to identify where these could be situated.

**Dog walkers:** The track network is widely used by dog walkers, with the Town Belt providing the largest natural area close to the central city and inner city suburbs. There are 16 dog exercise areas on the Town Belt ranging from the long ridgeline of Te Ahumairangi Hill to smaller areas, such as the corner of Liardet and Balfour streets in Berhampore. In a survey of dog owners in 2008<sup>40</sup> Te Ahumairangi Hill ridgeline and Tanera Park were the most frequently visited areas on the Town Belt, with the area above the Terrace Tunnel on NZTA land the least visited. Areas are well distributed over the Town Belt with a gap between Tanera Park and Macalister Park on the west side. One new off-leash area on Town Belt at Finnimore Terrace was added following a review of the Dog Policy in 2016.

### 6.5.2 Neighbourhood parks and spaces

These are smaller parks/spaces serving the local community. They may contain playgrounds, maybe skate parks and typically lie on a cycle and walking/commuting route. Given the proximity of the Town Belt to inner city suburbs, several neighbourhood parks have been developed on the edge of the Town Belt. See the detailed sector maps for details of their location along with the catchment area they serve.

The neighbourhood parks and spaces on Town Belt need to be considered as part of the local park network when assessing the needs of the local community.

### 6.5.3 Community gardens

Community gardens allow residents to share in the creation, maintenance and rewards of gardening. They provide food, recreation and therapeutic opportunities for a community. They can also promote environmental awareness and provide community education.

A community garden is defined as:

*A small-scale, low-investment neighbourhood communal gardening venture, where the primary purpose is growing vegetables or fruit. Community gardens may have an explicit gardening philosophy, eg organic growing, they may be treated as one garden, or they may allow participants with individual plots to manage them as they see fit.  
(Wellington City Council Guidelines for Community Gardens, September 2009)*

Community gardens and orchards on the Town Belt will be operated as a not-for-profit activity and there will be no individual plots.

Any environmental education on the Town Belt will not lead to a formal qualification and can occur when it supports and complements the primary role and purpose of the Town Belt and fits within the definition of recreation in the management plan.

In Wellington City there are already a number of different types of community gardens and orchards, including three on the Town Belt: the Tanera Community Gardens run by Mokai Kainga, Island Bay and Berhampore Community Orchard Trust, and Innermost Garden in Mt Victoria run by the Innermost Garden Trust.

<sup>40</sup> WCC Dog Exercise Area Survey 2008



### **Community Gardens at Tanera Park**

The increased interest in community gardens and orchards over the past few years has resulted in a number of applications to use Town Belt land and other urban parks and reserves. To assess these applications and ensure a consistent approach the Council has prepared a set of guidelines (*Wellington City Council Guidelines for Community Gardens, September 2009*).

Assessment of applications for use of the Town Belt for community gardens and orchards will be according to the criteria specified in Section 9.5.3 (Rules for use and development).

#### **6.5.4 Other activities**

The Town Belt is a popular destination for locals and many visitors to the city. It is an accessible open space close to the central city. There are scenic lookouts at Mt Victoria/Matairangi and Te Ahumairangi Hill and Alexandra Road is a scenic drive near Mt Victoria/Matairangi. Guided tours are also occurring (eg *Lord of the Rings* tours).

The Town Belt also has the infrastructure to host events such as:

- mountain biking and mountain running championships
- sports tournaments/championship (eg athletics, hockey stadium, tennis).

There are some destinations that experience more demand from visitors – especially in Sector 9 Mt Victoria/Matairangi. The lookout area was upgraded in 2006 to enable better parking for cars and buses, improve interpretation and visitor experience and reduce environmental damage.

Policies in the Rules for Use and Development section will determine what commercial activities are acceptable on the Town Belt.

The Town Belt has the potential to be a site for the cultural harvesting of native plant species. The Council will work with mana whenua, urban Māori and other interested groups to establish protocols and conditions to ensure the sustainable harvest of culturally important plant species.

### **6.6 Sporting infrastructure**

The 1840 plan of Wellington clearly states that land was to be “*reserved for the enjoyment of the public and not to be built upon*”. However, while it was the original intention of the New Zealand Company Secretary that there should be no buildings on the Town Belt, this stipulation was not included in the 1873 Town Belt Deed and the intention was not complied with over subsequent

years. Between 1873 and 2016 a large number of recreational clubs leased land and/or buildings on Town Belt land.

Since 1881, when Newtown Park was opened, the development of sporting infrastructure has occurred at a number of sites on the Town Belt.

There are a range of facilities providing for junior sport through to international competition. Facilities providing for national or international sporting competitions and training, such as the Renouf Tennis Centre, Newtown Park (athletics) and National Hockey Stadium, have developed to cater for spectators and the requirements of their particular sport. The specialisation of some sporting facilities can lead to more exclusive use.

At the other end of the scale some sportsfields cater for junior sport each weekend (eg Nairn Street Park, Tanera Park). A list of sportsfields is included on the next page.

Regional sport facilities have developed on the Town Belt due to the central location in the city and large spaces available for supporting infrastructure (eg grandstands). In the past there was a perception the Town Belt should accommodate sporting infrastructure with little thought to the loss of the natural environment.

The 1995 Management Plan contained policies on 'Structure and Furniture' that were more closely aligned with the original 1840 intention. One policy states that *"the necessity for all buildings and structures will be progressively reassessed"* and *"structures, buildings and furniture which are no longer required shall be removed as soon as practicable"*.

The recreation objective is *"to ensure that there will be no additional land area developed for organised recreation facilities (formal recreation)..."*.

The Town Belt is made up of a series of neighbourhood parks, sportsfields and reserve areas. The emphasis is on maintaining the open-space environment and the public recreation and environmental opportunities and benefits this open space provides. A building for a swimming pool can in effect go anywhere; a track through a native bush remnant is an experience that only an open space (most often a park) can provide. Infrastructure for recreation activity must not be provided to the detriment of open-space values.



**Athletics at Newtown Park**



**Junior football game at Wakefield Park**

**Table: Current uses at sports and recreation parks on the Town Belt**

<b>Park</b>	<b>Winter sports codes</b>	<b>Winter grading *</b>	<b>Summer sports codes</b>	<b>Summer grading *</b>	<b>Indoor sports</b>
Kelburn Park	Football Rugby	Medium	Cricket 5-a-side football  Croquet Tennis	High	Squash
Tanera Park	Football	Low	Cricket	Low	Fencing
Renouf Tennis Centre (Central Park)	Tennis		Tennis		Tennis Martial arts
Nairn St Park	Football	Low	Football	Low	
Prince of Wales	Rugby	Medium	Cricket	Medium	
Te Whaea	Football Rugby	Artificial	Touch rugby 5-a-side football	Artificial	
Rugby League Park	Rugby (training)	High	Rugby (training)	High	
Macalister Park (includes Liardet)	Football	Medium and low	Cricket Touch rugby	Medium and low	
Wakefield Park	Football	Medium  Artificial	Cricket  Touch rugby 5-a-side football	Low  Artificial	
Berhampore Golf Course	Golf		Golf		
Martin Luckie Park	Rugby Rugby League	Medium	Softball Ultimate  Tennis	Medium	
Mt Albert Park	Football	Low	Ultimate	Low	Shooting
Mt Albert Hockey Stadium	Hockey	High Artificial	Hockey	High Artificial	Basketball
Newtown Park	Football (training)	High	Athletics Football (training)	High	
Melrose Park	Football	Medium	Cricket	Medium	
Hataitai Park	Football Rugby Netball Cycling	Low High	Softball Tennis Cycling	High and low	Gymnastics Darts Badminton

\* Sportsfield gradings = High (national or international competition)  
Medium (regional or senior competition)  
Low (junior or social competition or training)

The 2009 resident study<sup>44</sup> found the public:

- supported the upgrade of existing facilities rather than the development of new ones
- opposed new developments occurring throughout the Town Belt
- supported restricting new developments to existing sports hubs<sup>45</sup> (eg Rugby League Park/Te Whaea, Wakefield Park, Newtown Park, Mt Albert Hockey Stadium and Hataitai Park)
- opposed active removal of buildings and infrastructure.

In addition, 39 percent of those surveyed saw further development and commercialisation as the main threats to the Town Belt, and 52 percent opposed commercial recreation activities, such as a golf driving range, with support for future cafés on the Town Belt being evenly split.

This plan accepts some building and infrastructure is necessary to provide for the wide range of sporting and recreation activities that occur on the Town Belt and to retain some flexibility for their future development. However, this needs to be balanced against the incremental increase in ‘developed’ parts of the Town Belt and the resulting perception of a reduction in public access to areas once there are buildings or when land is leased to community clubs and organisations.

This plan identifies the sport and recreation parks:

- where more intensive development could occur to meet growing demand for residents (eg Wakefield Park)
- that will be retained at their current status to protect the open-space values of the Town Belt (eg Kelburn Park).

It is essential there is efficient/high use of existing buildings before new developments proceed. This can be achieved by:

- encouraging the co-location of groups/sharing of buildings and/or resources (ie ‘sportsville’<sup>46</sup>)
- monitoring the use of buildings to ensure that use remains high
- developing strict criteria around development or expansion of existing buildings and associated infrastructure, (such as lease buildings, Council changing rooms and toilets) and/or construction of new ones. This includes preventing new development from impinging on natural areas within the Town Belt.

Appendix 5 outlines the process and assessment criteria for proposed developments on the Town Belt.

### 6.6.1 Sport and recreation parks (“sportsfields”)

The sport and recreation parks are managed as a citywide network. A large portion of these have been developed on the Town Belt and are an integral part of this network. The Town Belt provides large areas of accessible land close to the city. Around 58.5 hectares (or 11%) of the land managed in this plan is identified as sport and recreation park<sup>47</sup>.

Council sportsfields are under growing pressure with increasing demand from sports groups – particularly from football. The pressure point is from April to August with ground closures occurring regularly during the winter season.

<sup>44</sup> Wellington City Resident’s Usage of and Attitudes Towards the Town Belt, 2009

<sup>45</sup> Hubs are groupings of sport and recreational facilities. The hubs offer a wide variety of both casual and organised activities, for a diverse range of people within the community (WCC Recreation Strategy 2003).

<sup>46</sup> The sportsville model is where sports clubs form partnerships or collaborate with other clubs. The sportsville concept can involve sports clubs sharing ideas, resources, knowledge and skills. In some cases sports clubs will share buildings or amalgamate. The model aims to foster a sustainable future for sports clubs (Our Capital Spaces – Priority 1.4 Increase regular participation in recreation and sport).

<sup>47</sup> Area excludes Berhampore Golf Course.

The city has limited land suitable for developing into sportsfields. The artificial sportsfields at Nairnville Park, Te Whaea, Wakefield Park, Alex Moore Park, St Patricks College and Wellington College have provided a great deal of extra capacity during the winter with those fields often used over 50 hours a week during peak times. A junior sized artificial sportsfield will be completed on the former Terawhiti Bowling Club site at Karori Park in 2017.

The growth and improvement in facilities, however, brings with it the need to upgrade infrastructure to cater for increased use, eg car parking, changing facilities, floodlighting, fencing, toilets and so on. This can be problematic in some areas where parking is under pressure at peak times, eg Hataitai Park. New buildings and the infrastructure associated with development of outdoor formal sportsfields can result in significant impacts on the open-space values and natural environment of the Town Belt. To protect specialist surfaces (and the investment) fencing is often built to limit use by casual users, for ball control and to protect the turf.

At the other end of the scale there are sports not making full use of existing facilities. Bowls is one sport with declining numbers and club membership. There are currently two bowling clubs with leases on Town Belt land – Workingmen’s Club in Newtown and Victoria Bowling Club at Mt Victoria. Wellington Bowling Club in Brooklyn has been disestablished, and Berhampore Bowling Club has relinquished its lease but will continue to use and manage the greens in conjunction with the Mornington Golf Club.

There has been an increase in demand for indoor facilities from sports such as basketball, volleyball, netball, martial arts, futsal and badminton. In addition some sports, such as tennis, are keen to cover playing surfaces to get all-year-round play. The opening of the ASB Community Sports Centre in Kilbirnie has helped to alleviate this pressure but interest in indoor facilities on the Town Belt is likely to continue. Indoor sports using the Town Belt include:

- squash with a 10-court facility at Kelburn Park
- tennis with six covered courts and 12 uncovered courts in Central Park
- Chinese Cultural and Sports Centre with indoor facilities at Mt Albert (including basketball)
- Harbour City Gym Sports at Hataitai Park
- badminton with an eight-court facility at Hataitai Park
- table tennis at the south end of Alexandra Road
- martial arts in the Renouf Tennis Centre and Scottish Harriers clubrooms
- fencing and martial arts at Tanera Park.

Balancing the provision of a diverse range of recreation opportunities with maintaining public access to open space and the natural environment needs to be carefully managed. There are a number of informal recreation activities that use the more formal developed spaces for example, picnics, fly a kite, kick a ball around and for community events.

The 18-hole Berhampore Public Golf Course covers 37.2 hectares at the southern end of the Town Belt. The course is managed and maintained by the Council with the assistance of the Mornington Golf Club, which leases the former Berhampore Bowling clubrooms next to the course. The course is open to members of the public for casual play.

The 1995 Management Plan proposed a study to “*assess the scope, scale, and facilities provided at the Berhampore Golf Links, and the development and management opportunities available*”. This work identified options to reduce the size of the course to nine holes as well as develop other activities. One activity proposed was to develop a golf driving range on the eastern side of Adelaide Road. This proposal did not proceed partly due to public pressure and concerns about a commercial operation on the Town Belt.

Numbers using the course have continued to drop over the past 10 years and the Council and the Mornington Golf Club have recently embarked on a 3-year programme involving divesting some

management responsibility to the club, including assisting with the collection of green fees, marketing and promotion of the course and some maintenance activities.

There has been a citywide programme to develop sport and recreation parks into multi-purpose community recreation spaces for both organised sport and informal recreation. Karori Park is a good example of this with the development of the perimeter walking and cycling track. A similar proposal is planned for Alex Moore Park in Johnsonville. There is an opportunity to develop similar facilities on sport and recreation parks on the Town Belt particularly given their proximity to the central city and inner city suburbs.

**Elite sport:** There is increasing use of the sporting infrastructure for elite sport. For instance:

- national and international events at the National Hockey Stadium and Newtown Park
- training facilities for visiting sporting teams, such as during the Rugby World Cup 2011. There has also been growing demand from visiting Super 15 rugby teams, A-league football teams and sevens rugby teams as these sports have developed.
- as a base for professional and semi-professional sporting teams, eg the Wellington Rugby Football Union lease of Rugby League Park grandstand and the use of the park as a training facility for the Wellington Lions and Hurricanes. The Wellington Phoenix uses the changing rooms and Martin Luckie Park for training.
- coaching and development, for instance at the Renouf Tennis Centre.

The development of elite sport and the associated professional support and administration can put pressure on existing facilities used for community sport. It's important community use and access is not compromised by these changes.

However, elite sport and associated events are important to Wellington as a destination for major events, entertainment, and also to provide a pathway for talented young people to develop their skills and develop a career in elite or professional sport. Such sport can sometimes bring in external funds to improve facilities that can in turn benefit community sport.

#### 6.6.2 Club facilities



**Wellington Scottish Athletic Club,  
Prince of Wales Park**

Tennis, bowling and croquet clubs have leased areas for specialised playing surfaces and/or clubrooms. Other clubs, such as rugby, cricket and athletics, lease land for clubrooms. In addition, some clubs lease facilities for indoor sport including badminton, squash, darts and more recently Harbour City Gym Sports at Hataitai Park.

There are 41 clubs and community groups leasing a total of 5.9 hectares of land on the Town Belt. Most of these facilities have buildings that are only available for club members. Some, such as bowling clubs and tennis, are available to be used on a pay-for-play (casual) basis.

The location and number of clubs are shown in the map of recreation facilities for each sector (section 8). Many clubs sub lease facilities to other clubs to make best use of the facilities and share costs as well as allowing casual play.

Leasing is permitted to enable the public use of the Town Belt by providing a wider range of facilities than would otherwise be available.

Over the past 15 to 20 years, public opinion has shifted in favour of informal recreation and access to the entire Town Belt. At the same time there has been growth in some structured formal sports, such as football, which has put more pressure on existing formal facilities. The shift to informal recreation was reflected in the policies in the 1995 plan, which identified that activities on leased land should be open to public participation and that leases should not restrict public access across the land except during times of active use. In practical terms this is very difficult to achieve given several sports have indoor facilities, including the Renouf Tennis Centre and Badminton Hall; and specialist surfaces such as bowling and croquet greens should not be accessed except for actual play because of the possibility of damage.

With the exception of sports such as football, many traditional sports clubs are experiencing declining membership. This issue has been further complicated by the rising cost of maintenance, building compliance and insurance. However, another influencing factor is the increase in casual sport (pay-for-play). Many people are choosing to participate in sport and recreation on a casual basis rather than committing to membership of a club. There is also more choice, and there have been a number of emerging sports such as floorball, handball, ultimate frisbee and futsal.

The Council is working with a number of clubs (eg bowls) to address sustainability issues. Many clubs are being encouraged to amalgamate or to share resources/facilities. This is commonly referred to as a 'sportsville' model.

**Business activities:** Running a community sporting team or club can be an expensive operation. There are fewer volunteers around to help run competitions, coach teams and maintain facilities and buildings. This has led some clubs to have paid administrators, coaches and players.

Some clubs are investigating business activities/opportunities to enable them to raise funds to run competitions and programmes and invest in their sport. This varies from charging for play, or sponsorship, through to running commercial facilities such as cafes and pro-shops.

Any approval to carry out business activities on the Town Belt need to be consistent with the provisions of clause 18 of the WTBA in that they must be:

- temporary and any effect of the activity on the Town Belt or users in so more than minor, or
- consistent with its use as a public recreation ground and the effects of any building or structure required to be built of extended is no more than minor.

Where the business activity is related to an existing sporting or community club or group who are leasing Town Belt land they will only be permitted to the extent that:

- the business activity complements and is ancillary to the group's primary community or recreational activity
- any excess funds generated by the group are in the first instance applied to any maintenance obligations the group has under the lease and then to the group's community or recreational activity.

Any application for a business activity will be assessed (see Chapter 9 and Appendix 5) to ensure the activity meets these conditions.

## 7 Culture and history



**Central Park in the 1920s**  
(S C Smith Collection, Alexander Turnbull Library, G- 46193-1/2)

### Principle

***The historic and cultural heritage of the Wellington Town Belt should be recognised and protected.***

The Town Belt has a rich and diverse history and the Council recognises that the historical link of mana whenua to the land has not been well acknowledged in the past. The Council intends to take significant historical and cultural values into account when making decisions about the Town Belt.

*There are more detailed reports on history in Appendix 3: Town Belt traditional history and Appendix 4: Town Belt historical outline.*

### 7.1 Objectives

**7.1.1 Significant historical and cultural features and values of the Town Belt are identified, managed and protected.**

**7.1.2 Appreciation of the cultural heritage of the Town Belt is enhanced through research and interpretation.**

## **7.2 Policies**

### **Recognition and protection**

7.2.1 Explore the listing of the Wellington Town Belt on the New Zealand Historic Places Register to recognise its historical and cultural importance.

7.2.2 Explore options for heritage recognition and protection under the Open Space C zoning during the review of the open space chapters in the District Plan.

7.2.3 Consultation with Heritage New Zealand and mana whenua will be an important part of managing historic and traditional sites and wāhi tapu (sacred sites).

7.2.4 Recognised historic sites will be protected and managed in a manner reflecting their value and significance, in consultation with any directly affected groups or individuals.

7.2.5 Where possible, proposed works will avoid recorded archaeological sites. Where avoidance of recorded sites is not possible, authority shall be sought from Heritage New Zealand before any work is carried out. In areas of high archaeological potential, when there is reasonable cause to suspect that an archaeological site (recorded or for the discovery of unrecorded sites) may be damaged, modified or destroyed by any activity, an archaeological authority shall be applied for from Heritage New Zealand in accordance with Heritage New Zealand Pouhere Taonga Act 2014.

7.2.6 Wherever possible, Māori place names will be used, on signs and maps.

7.2.7 Any activity occurring on or near the “*Sites of Significance to Tangata Whenua or other Maori*” listed in the District Plan shall be discussed with mana whenua before the activity starts.

7.2.8 Interpretation of these significant sites will be carried out in partnership with mana whenua.

### **Research**

7.2.9 Record and disseminate Māori and European historical information about the Town Belt land. This may include conducting a systematic archaeological study.

### **Interpretation**

7.2.10 Work with mana whenua, community groups and historical societies to identify, assess and interpret important heritage sites.

## **7.3 Traditional history**

The history and traditions related to the places that now make up the Wellington Town Belt go back to the earliest arrival of Māori in Wellington. That time was arguably 850 AD, but perhaps nearer 1200 AD. Two important components of the Town Belt are the key ridgelines in the east and west of central Wellington, known as Te Ranga a Hiwi – or the ridge of Hiwi – and the ridgeline of Ahumairangi. Hiwi was the son of the daughter of Tara, the eponymous ancestor of Ngāi Tara. Ngāi Tara were probably the first Māori to settle the area, constructing pā and developing gardens and using the forests to gather food. Before Ngāi Tara were others, more of the hunter-gatherer groups

known by some as the kahui tipua, who moved around taking advantage of the natural resources of the region.

Ngāi Tara built a series of pā, the largest being the Akatarewa Pā on the Town Belt around Wellington College and extending up to the ridgeline. The Basin Reserve was the *mahinga kai* (access to food and resources) called Hauwai, where the eels and other fish from the swamp streams were gathered.

The other great ridgeline to frame Wellington City was known as Ahumairangi and later as Tinakori Hill. Ahumairangi was to feature more in later Māori history as a place where Te Atiawa/Taranaki Whānui were to establish gardens to feed the pā below and keep lookouts to warn of the approach of raiding parties from other tribes. The name Ahumairangi could have derived from a type of whirlwind. That ridgeline was less favoured for building pā and none were known to be located there. By the time of Te Atiawa/Taranaki Whānui there had been the change from fortified pā situated on defendable headlands to pā with minimal fortifications sited around the harbour and close to the foreshore.

Not all the areas included in the Town Belt were occupied by Māori with pā and kainga, but the entire area would have been used for food gathering with birds being snared. This is acknowledged in names such as Paekaka, which probably referred to the tree perch for catching parrots and was the name of a village situated in Thorndon close to the Town Belt.

Sites of significance to Māori are listed below. Those protected as “*Sites of Significance to Tangata Whenua or other Māori*” in the District Plan are noted.

**Tinakori and Orangikaupapa:** 80 acres of the Town Belt were awarded by McCleverty to Pipitea Māori in 1847. It is known that the Town Belt contained Māori cultivations, although it is not known if they were on these lands awarded to Māori.

**Polhill Gully Moe-i-ra:** The area known as Polhill Gully, as established in McCleverty’s Award, comprised 89 acres, three roods and five perches. This included 31 town sections, mainly along Aro Street, as well as the Town Belt additions known as blocks XV, XVa and XVb. By 1873, the Te Aro Māori owners were leasing out the three big Town Belt blocks along with most of the town sections to settler farmers.

**Moera (M56 District Plan):** Moe-ra (Moe-i-ra<sup>48</sup> or Moe-i-te-ra<sup>49</sup>) was “a Ngāti Awa kainga, possibly pallsided”. It was situated where Maarama Crescent now is, near the road to Brooklyn and Ohiro.

**Omaroro cultivation area (M74 District Plan):** was located on steeply sloping ground, which was perhaps terraced on a spur of the Turangarere hills at Brooklyn facing north-east within an area now part of the Town Belt. This area became the Vogelstown Block and was awarded to Wi Tako Ngatata of Kumutoto Pā.

**Kumutoto kainga (M66 District Plan):** Cultivations were situated on what is now the Botanic Garden.

**Te Akatarewa Pā (M70 District Plan):** (above the Mt Victoria tunnel) was formerly home of Ngāi Tara.

**Matairangi/Tangi-te-keo - Mt Victoria (M72 District Plan):** Māori tradition has it that Wellington Harbour was occupied by two taniwha, Ngāke and Whataitai. In their time the harbour was a lake blocked from the ocean and Ngāke wanted to escape to the open ocean. He crashed out to form the channel known as Te Au a Tane, the present channel into Wellington harbour. When Whataitai tried to follow suit through the area where Kilbirnie now is, he failed and became stranded and instead the area uplifted leaving Whataitai high and dry. He then transformed into a

<sup>48</sup> Cited by Neville Gilmore, Historian for Wellington Tenth Trust.

<sup>49</sup> Adkin, G Leslie: *The Great Harbour of Tara* 1959, p42.

manuwairua called Te Keo or a spirit bird. Te Keo alighted on the lesser peak next to Matairangi/Mt Victoria. The other peak became known Tangi Te Keo or the cry of Keo.

#### **7.4 Historical outline of the development of the Wellington Town Belt**

**August 1839:** The New Zealand Company instructed surveyor, William Mein Smith, to lay out a settlement at Port Nicholson (Te Whanganui-a-Tara, Wellington Harbour), requiring that *“the whole of the town inland should be separated by a broad belt of land ... to be public property on condition that no buildings be ever erected on it”*.

**1840:** The New Zealand Company settlement was moved, after three months, from its original site near the mouth of the Hutt River to the shores of Lambton Harbour. Captain Mein Smith finalised the plan of Wellington in August 1840. The plan was the first record of the Town Belt, which it denoted as *“land ... reserved for the enjoyment of the public and not to be built upon”*.

**1841:** Although the Port Nicholson deed of purchase, under which land for Wellington had been obtained from Māori, was invalid, the Crown assumed ownership of the Town Belt area (approximately 625ha) and proclaimed the land a public reserve without compensation.

Governor Hobson directed that a notice be published in the *New Zealand Gazette* requiring anyone occupying public or native reserves to vacate those sites, and declaring that *“all persons are warned not to clear, fence, cultivate or build in or upon any portion of the belt of reserved land surrounding the town”*.

**1847 to 1873:** Over this period, one-third of the Town Belt was taken variously for native reserves awarded in partial compensation for land taken by the Crown, for social welfare and education purposes and public works. Some of the land was later sold as residential sections or claimed for roads.

**1873:** The remaining Town Belt was transferred from the Crown to the City of Wellington by the Wellington City Reserves Act 1871 and the Town Belt and Basin Reserve Deed 1873. The 1873 Town Belt Deed set out the terms on which the city was to administer the land, as trustee, for the charitable objectives set out in the deed. In particular, the Town Belt was *“to be forever hereafter used and appropriated as a public recreation ground for the inhabitants of the City of Wellington”*.

**1873 to 1974:** As the city grew, the Town Belt was increasingly developed and managed for recreation and amenity. Sports ground and park development was a major focus up to the 1970s, followed by the development of walkways and a track network in the late 20th century. Following the almost complete clearance of the Town Belt’s native forest cover by the 1870s, large areas were planted in exotic conifers from 1880 to the 1930s. In the latter half of the 20th century a wider range of species were planted, with an increasing emphasis on planting and encouraging the natural regeneration of native species.

Further smaller areas of Town Belt land were taken for roads, education, housing and public works, the largest of which was approximately 7.8ha for Victoria College (University) in 1901 and 1949. In 1959, another area of 5.6ha was also taken through the Wellington City Exhibition Grounds Act, which authorised the Council to grant a 21-year lease with perpetual right of renewal to the Wellington Show Association, to use the area as an exhibition site.

Management of the Town Belt was generally ad hoc during this period.

**1975:** The Town Belt Management Policy was approved. This was the first time a set of objectives and policies for the entire Town Belt had been compiled.

**1980:** Former Town Belt land behind Government House was returned to the Council.

**1994:** The Council approved the Town Belt Management Plan, which was published in 1995. The plan provided a policy framework for managing and developing the Town Belt.

**1998:** The Council approved the Town Belt Reinstatement Policy, which outlined the Council's approach to recovering and reinstating land that had been in the original Town Belt.

**1998 to 2008:** During this time some of the original sections of the Town Belt were recovered: Telecom land, Te Ahumairangi Hill (formerly called Tinakori Hill, 18.63ha) and the former Chest Hospital (3.21 ha).

**2009:** The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force on September 2, signed by the Crown and the Port Nicholson Block Settlement Trust (representing descendants of tupuna of Te Ātiawa, Taranaki, Ngāti Ruanui and Ngāti Tama and holding a kaitiaki role for Ngāti Mutunga).

**2013:** The Council revise the Wellington Town Belt Management Plan.

**2016:** Wellington Town Belt Act was enacted.

The nature and development of the Town Belt since 1842 gives it historic and cultural significance. It is part of the story of Wellington's development as a city. Its role as a recreation ground means many of its historic features relate to its landscape and open-space character, such as landform modification, historic plantings, track development and garden development. However, the nature of Wellington's topography and historical development has also seen Town Belt land used for infrastructure and public works purposes, resulting in places of historical significance.

Since its inception, many residents have fought to protect the Town Belt and keep it as a public recreation ground. In the mid-1990s residents successfully prevented the sale of the former Town Belt land at Clifton Terrace by the Crown.



**Mt Victoria/Matairangi lookout with interpretation panels outlining the cultural and historical significance of the area**

## 7.5 Sites of interest and historic significance

**Wireless Station, Te Ahumairangi Hill:** The New Zealand Post Office wireless transmitting station, initially called Etako (Wi Tako), was opened on 14 October 1912 and the first wireless communication between New Zealand and Australia was successfully transmitted. The station, which comprised a 45.75-metre aerial and a stone building, served as a coast radio station for

shipping, aircraft and lighthouses and for New Zealand's international telegraph and telephone circuits. It was modernised in 1924 into a short-wave radio station and further developed in 1939 for Radio ZLW. It was closed when under Telecom ownership in September 1993.

**Grant Road tunnel:** The 40-metre tunnel on the hill above Grant Road was cut by a Mr G Thomas to supply metal, by agreement with the Council in 1906. The tunnel is a point of interest on the Northern Walkway.

**Queens Park:** This was originally known as the Grant Road Reserve, but renamed Queens Park in 1897 in honour of Queen Victoria's reign (60 years). It was also later, but temporarily, known as Lady Macalister Park, (after the wife of the former mayor Sir Robert 1950–1956).

The park holds two heritage objects listed in the District Plan. The Grant Road Fountain, circa 1911–1913, provided natural spring water from a nearby spring until 1961 when contamination meant the mains supply had to be used. The Nathan Memorial, built in 1951, was sponsored by estate agent Sydney Nathan to commemorate his 24-year-old son, who died in action in Crete in 1941.

Restoration work was completed on the fountain in 2011, following recommendations in a 2010 conservation plan. A conservation plan for the memorial was prepared in 2013 and the recommended restoration work completed in 2014.

**Stellin Memorial Park:** James Stellin died in France in 1944 as he struggled to avoid crashing his damaged Hawker Typhoon fighter-bomber into the village of Saint-Maclou-la-Brière. The village gave him a hero's funeral and have honoured his memory ever since. When James's father, a prominent Wellington businessman and developer died in 1964, he bequeathed funds to build a memorial in Saint-Maclou-la-Brière. He also gifted land upon trust on the eastern side of Tinakori Hill to Wellington City Council to create the James Stellin Memorial Park. The lookout was built in 1977.

On the 19 August 2007, the 63rd anniversary of James Stellin's death, a plaque was dedicated at the lookout. French Ambassador HE M. Michel Legras spoke and laid a wreath, as did the Mayor of Wellington, Kerry Prendergast. The plaque reads:

In memory of  
NZ 421785 Pilot Officer  
James Kingston Stellin  
Croix de Guerre avec Palme (Fr)  
Died 19 August 1944  
Aged 22 years  
A hero in France and a worthy son of an Anzac

**Kelburn Park:** The park is significant as an early example of the Town Belt sports grounds that were created by extensive cut and fill earthworks carried out, at least in part, under relief labour schemes. Work began in 1895 and continued intermittently in tandem with the construction of Victoria College (University), using spoil from the building site to fill a gully in the park. The park was ready for use in the summer of 1906/07. The Kelburn Bowling Club and Kelburn Municipal Croquet Club both began leasing land for playing greens in 1913 and the croquet club still operates from the pavilion that was built in 1924.

The park also features an illuminated fountain, designed by Wellington architectural firm Gray, Young and Morton for the New Zealand Centennial Exhibition in Rongotai in 1940. After the exhibition, it was put in storage until it was relocated to Kelburn Park in November 1956.

Specimen cabbage trees along Kelburn Parade date from 1908 when cabbage trees, popular with the Edwardians, were a “signature tree of the Baths and Reserves Department”<sup>50</sup>.

**Aro Valley War Memorial:** The memorial is located on Town Belt land at the top end of Aro Street, bounded by Raroa Road and Holloway Road. The inscription reads: “Erected in memory of the boys of the Mitchelltown School and district who served abroad in the Great War 1914–1919”<sup>51</sup>.

The school operated on nearby Town Belt land above Holloway Road from 1894<sup>52</sup> to 1938<sup>53</sup>.

**Brooklyn anti-aircraft battery**<sup>54</sup>: The construction of an anti-aircraft battery began in 1942. It supported four 3.7” guns. There was also accommodation for 109 soldiers. The buildings remain but the fittings have been removed.

**Ohio Benevolent Home:** Also known as the Ohio Old People’s Home, the home was built in 1892 on a 2.23-hectare site, partly Town Belt, above Epuni Street and, from 1904, an access-way across the Town Belt was also leased. It was transferred to the Wellington Hospital Board in 1901 and later renamed the Central Park Hospital. The hospital closed in 1975 and, until its demolition in 1977, was one of the last remaining examples of 19th century large wooden hospitals. Today, remnants of the buildings foundations are visible at Ohio Park <sup>55</sup> <sup>56</sup>.

**Central Park:** Tree planting in the area between Brooklyn Road and Ohiro Road, later named Central Park, began in 1907 with encouragement from the Scenery Preservation Society. Park development began in 1913, assisted by money raised by the Citizens Easter Carnival Association. The development plan included a children’s play area, provision for future sports grounds, a small lake and various walks. The fountain and main entrance gates, donated in 1920, still remain as well as exotic trees probably dating back to the early plantings.

Various parts were used intermittently as rubbish dumps between 1904 and 1959, which contributed to the filling of gullies such as that now occupied by the Renouf Tennis Centre. The park was used as a military camp during the Second World War and it underwent various refurbishments during the 1960s, 1990s and, most recently, in 2006.

**Newtown Park:** The first sportsfield on the Town Belt was opened at Newtown Park in 1881. It included a promenade, band rotunda and formal gardens and originally included a reservoir, which later became part of the Wellington Zoological Gardens. As well as sports and amenity uses, it was used as military camps during the Boer War and both World Wars, and was a site for mass meetings, such as those held during the Tramway Strike of 1912<sup>57</sup>. The park was substantially remodelled between 1969 and 1972 and all that now remains of the original features are the historic conifer plantings on the bank between Newtown Park and Mt Albert Road. The entrance gates are listed as heritage objects in the District Plan.

**Mt Albert signal station site:** Wellington’s first signal station for shipping was built on Mt Albert in 1844. It operated until 1866, when the signal station at Beacon Hill began operation. The first signalman at Mt Albert was Robert Houghton, a master mariner. Six different-shaped signals were raised on a flagstaff to denote different types of ship approaching and were lowered once the ship was inside the harbour heads. Mt Albert is now the site of two water reservoirs<sup>58</sup> <sup>59</sup>.

<sup>50</sup> Walter Cook, “Why major specimen tree types were planted in the Wellington Botanic Garden”. *Friends of the Wellington Botanic Garden Newsletter* 2010.

<sup>51</sup> Aro Valley War Memorial, <http://www.nzhistory.net.nz/media/photo/aro-valley-war-memorial>, (Ministry for Culture and Heritage), updated 9 November 2010.

<sup>52</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>53</sup> <http://archway.archives.govt.nz/ViewRelatedEntities.do?code=W3771&relatedEntity=Item>

<sup>54</sup> Waters, D (2000) Anti-aircraft Batteries. Capital Defence website: [capitaldefence.orconhosting.net.nz](http://capitaldefence.orconhosting.net.nz)

<sup>55</sup> Wellington City Archives, Photographic negative Series, Ref. No. 00158:3:7.

<sup>56</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>57</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>58</sup> H. Baillie, “The Early Reclamations and Harbour-works of Wellington.” *Transactions and Proceedings of the Royal Society of New Zealand*, Volume 55, 1924.

**Mt Albert military observation point**<sup>60</sup>: this was a Second World War installation built near the intersection of Buckley Road and Houghton Valley Road. Only the building foundations remain.

**Hataitai Park**: The 4.05-hectare area was created for sports use between 1929 and 1936, partly through excavation works carried out by relief labour and partly by using spoil from the Mt Victoria traffic tunnel, which opened in 1931. The body of 17-year-old Phyllis Symons was discovered buried in fill on the site in 1931 and a site labourer, George Coats, was convicted and hanged for the 'Town Belt murder'.

**Sewer Ventilation Tower**: This brick structure, located close to the present-day Wellington Harrier Athletic Club building on Alexandra Road, was constructed to ventilate the drainage and sewerage tunnel built beneath the ridge during the 1890s.

**Former Chest Hospital**: Originally built as a fever hospital, 1918–1920, the building was later used for the Chest Hospital (1969–1981) and then the Wellington Polytechnic Conservatorium of Music (1987–1998). The site, on Alexandra Road, was alienated from the Town Belt as part of a much larger alienation in 1872, and was returned to the Council in 2002. It includes the hospital wing and adjacent nurses' hostel. The Chest Hospital building is listed as a Category II heritage building in the Heritage New Zealand register.

**Pirie Street Conifer plantations**: These conifers, together with the conifers at Newtown Park, were planted in 1880. They are significant as the oldest of the conifer plantations on the Town Belt and, therefore, representative of the early strains of conifers that were propagated at the Wellington Botanic Garden and used throughout New Zealand as well as on the Town Belt. Evidence of an early quarry site, closed around 1880, can also be seen in the Ellice Street area.

**The Byrd Memorial**: The New Zealand National Memorial to Rear Admiral Richard E. Byrd, south of the Matairangi (Mt Victoria peak) lookout, was unveiled on 11 March 1962. Admiral Byrd, an aviator and explorer, was the first to fly over the South Pole and commanded American expeditions to Antarctica between 1828 and 1957. He developed close ties with New Zealand, which he used as a base for his expeditions, including Wellington. The concrete memorial, which was designed to evoke the shape of a polar tent, incorporates stones from Antarctica, a bronze bust of Admiral Byrd and commemoration of Paul Siple who accompanied Byrd on his expeditions. When the memorial was restored in the early 1990s, it was reclad with ceramic tiles depicting auroras, designed by artist Doreen Blumhardt.

**Time signal cannon**: The bronze cannon, now sited on the slope below the Matairangi lookout, was hauled to the ridgetop in 1877. It was used as a time gun, firing daily at noon, until 1900.

**Former 2YA Transmitter Building**: Also known as 'the Castle' because of its distinctive battlement design, the building and radio station 2YA was opened in 1927 by then Prime Minister Coates and new twin transmitter towers were commissioned at the same time. The building, in Alexandra Road, Hataitai, has played an important part in the history of broadcasting in New Zealand, having housed a number of radio stations (private and state-run) as well as early television broadcasting in the early 1960s. It is still used for radio broadcasting. Note this building is not on the Town Belt.

**Mt Victoria Signal Station site**: The signal station was built on Mt Victoria in 1866 as a repeater station – it repeated the signals from the Beacon Hill Signal Station, so they could be seen from Wellington. The area was also used as a quarantine area for scabby sheep. A signalman's cottage was built in 1891. The station closed in 1940 and the cottage was destroyed in 1957. In 1964 a paved courtyard was built on the site as part of the summit redevelopment.

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<sup>59</sup> "Signal Station, Mt Albert". *New Zealand Spectator and Cook's Strait Guardian*, Volume I, Issue 21, 1 March 1845, 4.

<sup>60</sup> Archaeological recorded site R27/185 (NZAA)

**Mt Victoria anti-aircraft battery** <sup>61</sup> <sup>62</sup>: When the Second World War started, a base was established on Mt Victoria. The construction of a more permanent anti-aircraft battery began in 1942. It supported four 3.7" guns and there was also accommodation for 176 soldiers. A memorial plaque dedicated to these servicemen is located in Alexandra Road. The gun emplacements were demolished in 1970.

**Wellington Centennial Memorial Lookout:** The lookout was constructed at the north end of the Mt Victoria (Te Ranga a Hiwi) ridge in 1939 and opened officially in 1940. Granite that had been part of the Waterloo Bridge, demolished in 1938, was gifted for its construction by the London County Council. The covered lookout contains a direction indicator, as well as bronze busts of Edward Gibbon Wakefield (director of the New Zealand Company) and the Duke of Wellington.

Any specific policies on individual sites are included in sector plans.

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<sup>61</sup> Waters, D (2000) Anti-aircraft Batteries. Capital Defence website: [capitaldefence.orconhosting.net.nz](http://capitaldefence.orconhosting.net.nz)

<sup>62</sup> Archaeological recorded site R27/260 and R27/265 (NZAA)

## 8 Management Sectors



**Wakefield Park looking north towards Berhampore** - note the golf course on both sides of Adelaide Road and the skatepark.

Photo: Sports Technology International

This plan divides the Town Belt into nine geographic sectors for ease of management and understanding by local communities. Each sector recognises the differences in topography, vegetation, uses and communities of interest in the Town Belt. These sectors are:

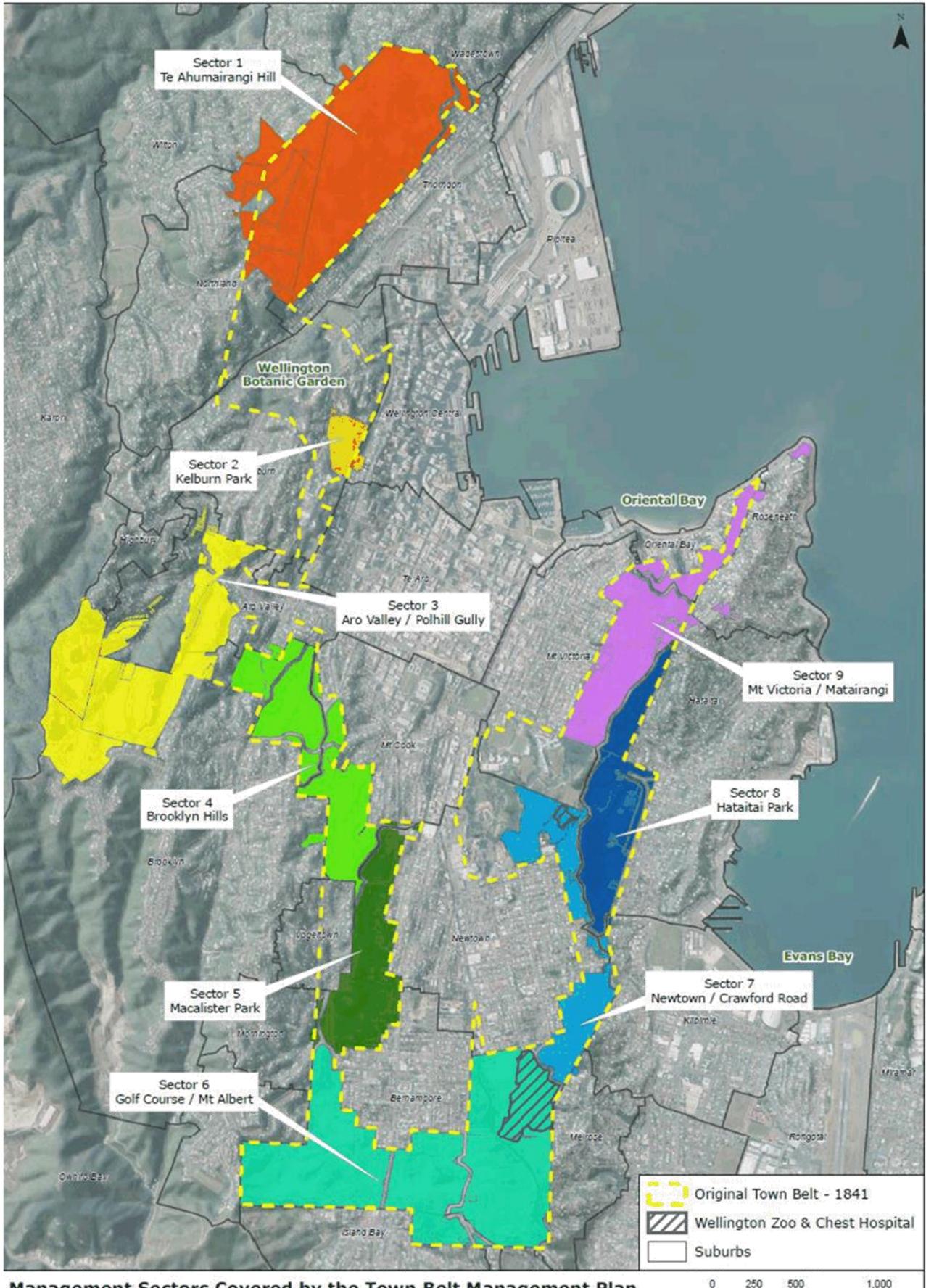
1. Te Ahumairangi Hill
2. Kelburn Park
3. Aro Valley/Polhill Gully
4. Brooklyn Hills
5. Macalister Park
6. Golf Course/Mt Albert
7. Newtown/Crawford Road
8. Hataitai Park
9. Mt Victoria/Matairangi

This section describes the features of each geographic area and existing uses. The proposed additions to the Town Belt are identified as well as some of the boundary adjustments. Potential management of landscape, ecology and biodiversity, cultural and historic values and recreation facilities are discussed.

The draft policies are specific to each sector. The general policies should also be referred to. There are four supporting maps for each sector showing:

1. context
2. current uses (eg recreation facilities)
3. landscape and existing vegetation
4. management and projected future changes.

These maps are at the end of each sector.



## 8.1 Sector 1 Te Ahumairangi Hill



Te Ahumairangi Hill provides a green backdrop to the Central Business District

### 8.1.1 Character and use

Te Ahumairangi (formerly known as Tinakori Hill)<sup>84</sup> is a prominent ridge rising to 300 metres between the suburbs of Northland and Wadestown providing a backdrop to the Central Business District and Thorndon (Sector 1: context map). Its height and dark colour make it a dominant backdrop to inner city high-rise buildings. There are three distinct character areas:

1. The **escarpment** comprising the steep eastern vegetated hillsides facing the city containing a mosaic of pine forest and regenerating native forest, with deciduous woodland of primarily oak trees below Wadestown Road. On the lower slopes and in some places further up the steep gullies are large infestations of sycamore. The steep topography coupled with the abrupt edge at the base of the escarpment next to Grant Road limits access along this edge. The landscape is in a period of change following the removal of 10.5 hectares of hazardous trees in 2005 and 2006.
2. The **summit ridge** is open undulating ground with panoramic views, especially west to the Outer Green Belt. It is interspersed with tall vegetation and provides a variety of spaces and easy walking experiences. It is easily accessed from Northland in the south and Wadestown in the north.
3. The **western slopes** are exposed to the sun and northerly winds, and feature regenerating native and exotic scrub interspersed with pines. This area extends fingers of open space from the summit ridge into the suburban housing below and into vegetated gullies. Access to the hill is easier than on the steep eastern side.

Te Ahumairangi Hill is mainly used for informal recreation and offers an extensive network of tracks, including the Northern Walkway<sup>85</sup>, which are close to the city and suburbs. Mountain biking occurs on some tracks. Te Ahumairangi Hill is one of the least-visited sectors of the Town Belt with

<sup>84</sup> Te Ahumairangi Hill was previously known as Tinakori Hill. The name change was approved as part of the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009.

<sup>85</sup> A 16km walkway from the Botanic Garden to Johnsonville.

10 percent of those surveyed in the 2009 Residents' Survey having visited regularly (at least once a month) and almost 30 percent never having visited.

There are two play areas: at Glamorgan Park, Northland and Pembroke Road/Monmouth Way Park, Wilton.

There are two water reservoirs within the sector – a large underground reservoir at the northern end and a smaller above-ground reservoir at the southern end. Both have associated pipes and overflow pipes that run through the Town Belt to connect to the network outside the reserve. Chorus owns a small area at the southern end of the hill containing telecommunications equipment and masts. They have an access easement from Orangi Kaupapa Road over the Town Belt.

### 8.1.2 Land addition and boundary rationalisation

The existing Town Belt land on Te Ahumairangi Hill included only about two-thirds of the open space on the hill prior to enactment of the WTBA. (Sector 1: context map). Adjacent reserve areas, such as Stellan Memorial Park, Western Slopes Reserve, Glamorgan Street Play area and reserve, the former Telecom land and the Rangiohua Reserve, became Town Belt at the time of enactment. These five areas will be managed under this plan and are described below.

*Please refer to Table 1 at the end of this sector for a complete list of Town Belt land additions and removals and boundary adjustments.*

#### Policies

8.1.2.1 To formally add the following areas to Town Belt:

- Goldies Brae – the land next to Goldies Brae (following the necessary survey and road-stopping processes)

8.1.2.2 Unformed part of Grant Road – Review all uses of this unformed road and develop options for its long-term role as a buffer for Town Belt, whether some or all of the road should be stopped and whether some of these areas should be sold to adjacent property owners.

**Stellan Memorial Park:** The area is part of the original Town Belt. The land can be accessed from Orangi Kaupapa Road. In 1964 the land now known as Stellan Memorial Park was bequeathed upon trust to Wellington City Council in memory of James Stellan, who died in France in 1944 as he struggled to avoid crashing his damaged Hawker Typhoon fighter-bomber into the village of Saint-Maclou-la-Brière. The village gave him a hero's funeral and have honoured his memory ever since. The lookout was built in 1977.

There is a privately owned undeveloped hillside between Stellan Memorial Park and Glenmore Street, which has landscape values. The Council will not pursue acquisition of this land at this stage. The situation and steepness of the site means that other forms of protection such as covenanting and/or statutory protection should be considered.

**Western Slopes Reserve:** This reserve, next to the former Telecom land, consists of a large bush-covered hillside linking Edgware Road/Cecil Road to Pembroke Road (play area) and connecting through to Glamorgan Street.

It provides an important green backdrop, up to the ridgeline reserves of Te Ahumairangi Hill above the suburbs of Northland and Wilton. The land is accessible and provides linkages between Te Ahumairangi Hill and Otari-Wilton's Bush through Wilton.



**Land acquired by Council for Town Belt purposes:**  
Western Slopes Reserve, Northland

**Glamorgan Street Play Area:** The reserve is held in two parts. The first, off Glamorgan Street, is a flat grassy section with children's play equipment. The larger lot, behind the play area, is a bush-covered hillside next to the former Telecom land. It provides a link through Town Belt to Glamorgan Street.

Apart from the play area, the majority of this reserve land is connected with Town Belt vegetation and environs and links with the Western Slopes Reserve. This is an important green backdrop to the ridgeline reserves of Te Ahumairangi Hill above Northland and Wilton.

**Rangiohua Reserve:** This reserve was acquired by the Council in 2007. It is an area of regenerating native bush of 0.9290 hectares next to the north-western boundary of Te Ahumairangi Hill and just above the unformed legal portion of Weld Street. Most of the area is dominated by low māhoe with a compact and dense canopy. Groundcover plants include hound's tongue fern and shining spleenwort. There are also local patches of flaxland and significant amounts of Darwin's barberry both in the canopy and at seedling stage.

**Former Telecom (Chorus) land:** The Telecom land on Te Ahumairangi Hill was originally part of the New Zealand Company's Belt of land for 'public purposes'. In 1847 the McCleverty Awards allocated the land to Māori in recompense for settlers occupying Māori land in Thorndon. Between 1911 and 1935 the Crown took back the land for a wireless and telegraph station and then sold it to Telecom NZ Ltd in 1991.

Part of the land was sold to the Council in 2000. The sale involved the subdivision of the 24 hectares into two lots, with the Council purchasing 18.63 hectares and Telecom retaining 6.23 hectares for use as a telecommunication site.

In 2012 the Council acquired 4.7 hectares of the remaining land owned by Chorus. Chorus retain ownership of about 1.5 hectares, which contains the existing telecommunication towers and associated equipment.

The land is currently maintained by the Council, which carries out pest animal and plant control. The access road through the site is used for walking and biking and for reserve maintenance.

### 8.1.3 Landscape management

#### Policies

- 8.1.3.1 Manage the vegetation and maintain the grassland to protect the open-space character of the ridgeline consistent with the Tinakori Hill (now Te Ahumairangi Hill) Landscape Plan.
- 8.1.3.2 Manage conifer removal and replacement with native species on the escarpment based on a hazard-assessment programme.
- 8.1.3.3 Maintain the open nature of the western slopes.
- 8.1.3.4 Develop and maintain key viewing points as identified on Sector One: current uses map.
- 8.1.3.5 Retain and enhance the deciduous woodland below Wadestown Road.
- 8.1.3.6 Limit built structures on the skyline to telecommunication structures on Chorus land.

Te Ahumairangi Hill is distinctive because of its three character areas – the escarpment, the summit ridge and the western slopes. In addition, the large mature-tree framework associated with the stands of very large pine and macrocarpa trees give a sense of scale to the landscape. This is particularly visible at the Weld Street entrance and alongside Wadestown Road.

Te Ahumairangi Hill has undergone major changes in vegetation structure as a result of the storms of February and August 2004, which caused severe damage to the existing conifer forest. Over 10.5 hectares of conifer forest were damaged and subsequently removed (see Sector 1: landscape and existing vegetation map). It is essential that during this period of major landscape change the distinct character of the hill is maintained as far as is practicable.

Since that time, conifer removal has been limited to edge trees next to areas cleared in 2004-2005 that have subsequently fallen. There are no plans for large-scale tree removal over the next 10 years unless there is major storm damage. We will, however, be removing the exotic conifers along the upper side of Wadestown Road in stages over the next 10 years as they decline and become a hazard to road users.

#### **8.1.4 Ecology and biodiversity**

##### **Policies**

- 8.1.4.1 Restore podocarp and broadleaf forest cover following removal of exotic tree cover.
- 8.1.4.2 Trial enhancement planting of successional species on the west-facing escarpment.
- 8.1.4.3 Maintain the northern rata planting on the north-east-facing slopes.
- 8.1.4.4 Continue with animal pest control and the control of weeds.



**Te Ahumairangi Hill 7 years after pine tree removal showing native regeneration**

Te Ahumairangi Hill makes up the largest area of vegetation on the Town Belt with nearly 100 hectares in pines and regenerating native vegetation (Sector 1: landscape and existing vegetation map). The area has additional value due to its size and shape. It has fewer edge effects and a larger core than most other Town Belt areas, meaning it is more resilient to external influences. Its proximity to Otari-Wilton's Bush (around 500m) and the Outer Green Belt means it has added potential as habitat due to the existing connections with these areas. The nature of the vegetated slopes also provides connections for our larger avian species with the wider Town Belt – to Mt Victoria/Matairangi, for example. It also forms part of a key ecological corridor from Zealandia along the Hutt escarpment to Belmont Regional Park.

Given the advanced natural regeneration on the east-facing slopes, most of the areas were left to regenerate naturally following logging in 2005. Management in this area is limited to the control of weeds. However, revegetation planting took place on other cleared sites:

- Large-scale planting of northern rata was carried out at the northern end of the hill. This has been partly successful given the plants are very slow growing and suffer from competition. Plenty have survived and weed control will continue. There are no plans for more plantings in this area.
- Over 300 rimu were planted in moist east-facing gullies as a trial restoration. Survival of these trees has been low because of competition from weeds, low light levels and poor soil conditions. Future planting will occur in light gaps once weeds are well controlled.

There are a number of wilding pines in the Western Slopes Reserve adjacent to Te Ahumairangi Hill. They are not a high priority for removal.

There is ongoing possum control on the hill.

There are two community restoration groups working on the hill:

- **Friends of Patanga Crescent** manage restoration of the land around Thorndon Green.
- **The Rangiohua Group** is restoring the area acquired by the Council in 2007.

### **8.1.5 Recreation**

#### **Policies**

- 8.1.5.1 Mountain bike access to the hill will be limited to the Northern Walkway track, Huntingdon Street to Ridgeline track, West–East Connector track and Grant Road track.
- 8.1.5.2 Improve entry points and access from the Central Business District and neighbouring suburbs.
- 8.1.5.3 There will be no increase in the footprint of the existing leased areas (Wade Street Community Tennis Club and Wellington Potters Club). If the existing use of these facilities cease, then the structures and building will be removed.
- 8.1.5.4 Maintain the dog exercise area along the ridgeline.

Te Ahumairangi Hill is one of the least-developed sectors of the Town Belt and provides a natural environment for informal recreation, particularly walking, running and biking (Sector 1: current uses map). Mountain biking is increasing in popularity and, in 2008, more of the tracks were opened up to bikes to reflect this increasing use. Its size and number of tracks can be confusing to users.

In 2008 the Tinakori Hill Landscape plan was prepared. Key projects that have been implemented include a lookout and picnic area at the southern end and improved entrances and tracks. Some unused buildings have been removed.

Dog walking is a very popular activity especially along the ridgeline, which is a designated dog exercise area. In a survey of dog owners in 2008<sup>86</sup> it was the fourth most used dog exercise area in Wellington City. There is also a dog exercise area on the north-eastern slopes.

There are two leases in this sector:

- **Wellington Potters Association Ltd** owns the large building on Grant Road and has a ground lease with the Council covering the footprint of the building (280sq m).
- **Wade Street Community Tennis Club Inc** has a ground lease with the Council for one tennis court (700sq m) with no buildings or structures.

### 8.1.6 Culture and history

#### Policies

- 8.1.6.1 Investigate a possible future use and restoration of the Pump House on Wadestown Road.

Before European settlement the entire ridgeline was known as Te Ahumairangi. The name may derive from a type of whirlwind. According to ethnographer Elsdon Best,<sup>87</sup> part of the ridge had an 'old placename' of Paehuia, possibly referring to the presence of the now extinct bird the huia, which may have lived in the tall, dense forest.

When Europeans did settle, one of the first roads constructed ran along the foot of the range. The story goes that Māori workmen were annoyed that they had to work without stopping for lunch (kāhore, meaning none) or dinner (tina). The phrase stuck and both the road and the range were called Tinakore and later Tinakori.

The highest (southern) peak on Te Ahumairangi Hill has had various names. Elsdon Best recorded the name being used by Māori as Otari – a name we give to another peak. Its first colonial name,

<sup>86</sup> WCC Dog Exercise Survey 2008

<sup>87</sup> Best, E. Forest Lore of the Maori. Dominion Museum Bulletin No. 14 and Polynesian Society Memoir No. 18. First published 1942. Reprint: E. C. Keating, Government Printer Wellington, New Zealand 1977

used into the early 1900s, was Mt Wakefield after the Englishman Edward Gibbon Wakefield. His New Zealand Company founded the colony we now know as Wellington in 1839. The surveyors aboard the HMSS Acheron labelled the peak McCleverty Hill on their 1849 chart of Port Nicholson. In 1847 Lieutenant Colonel McCleverty had been appointed by the government to resolve the problems caused by the New Zealand Company selling to settlers land that was already occupied by Māori. Mt Etako, Upper Etako or South Etako were names given to the same peak, and the official title for its beacons trig station is Upper Witako No.2. Early European maps give alternative names as Mt Wakefield or Mt Etako and the name Etako was still used in the 1940s. This name recalls the Te Atiawa chief Hon. Wi (Wiremu) Tako Ngatata, who was a leading figure in the nearby Pipitea Pā and died in 1887.

When Te Atiawa established Pipitea Pā in the 1820s they made good use of a track over Te Ahumairangi Hill, through Karori and on to Owhariu (Makara Beach) from where they could launch their waka (canoes), avoiding the treacherous rips of the south coast. Whether the trail was already established is unknown. The trail was described by Abel Dottin Best in 1840<sup>88</sup>.

### European history

**Wireless station:** In October 1912 an area of 60 acres (24.28ha) of former Māori Reserve land was granted for the New Zealand Post Office Wireless Transmitting Station. It consisted of a 150-foot (45.75m) aerial, supported by masts of Oregon pine, and a stone building designed to resist strong winds. The system was modernised into a short-wave station in 1924. In 1939 a new aerial was constructed for Radio LZW. The radio station, then owned by Telecom, was closed in 1993.

The kōhatu quarry off the Huntingdon Street track includes remnants of the original tramway. The 2008 landscape development plan identified the need for improved access and signage.

The group of houses associated with the station was removed in 2011. The former caretaker's house could not be moved and was demolished in 2014.

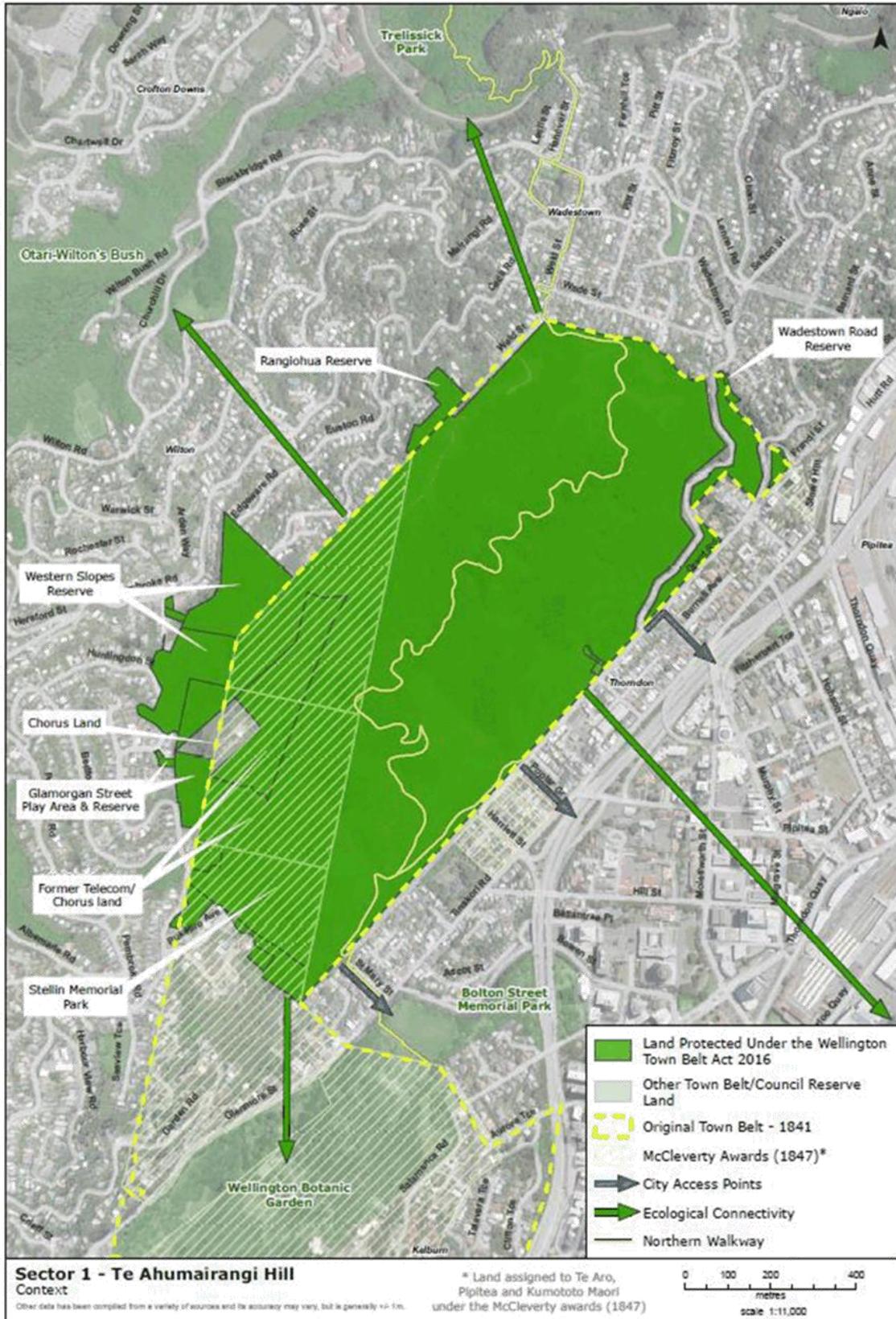
The Te Ahumairangi lookout includes some information on the history of this area.

#### 8.1.7 Encroachments

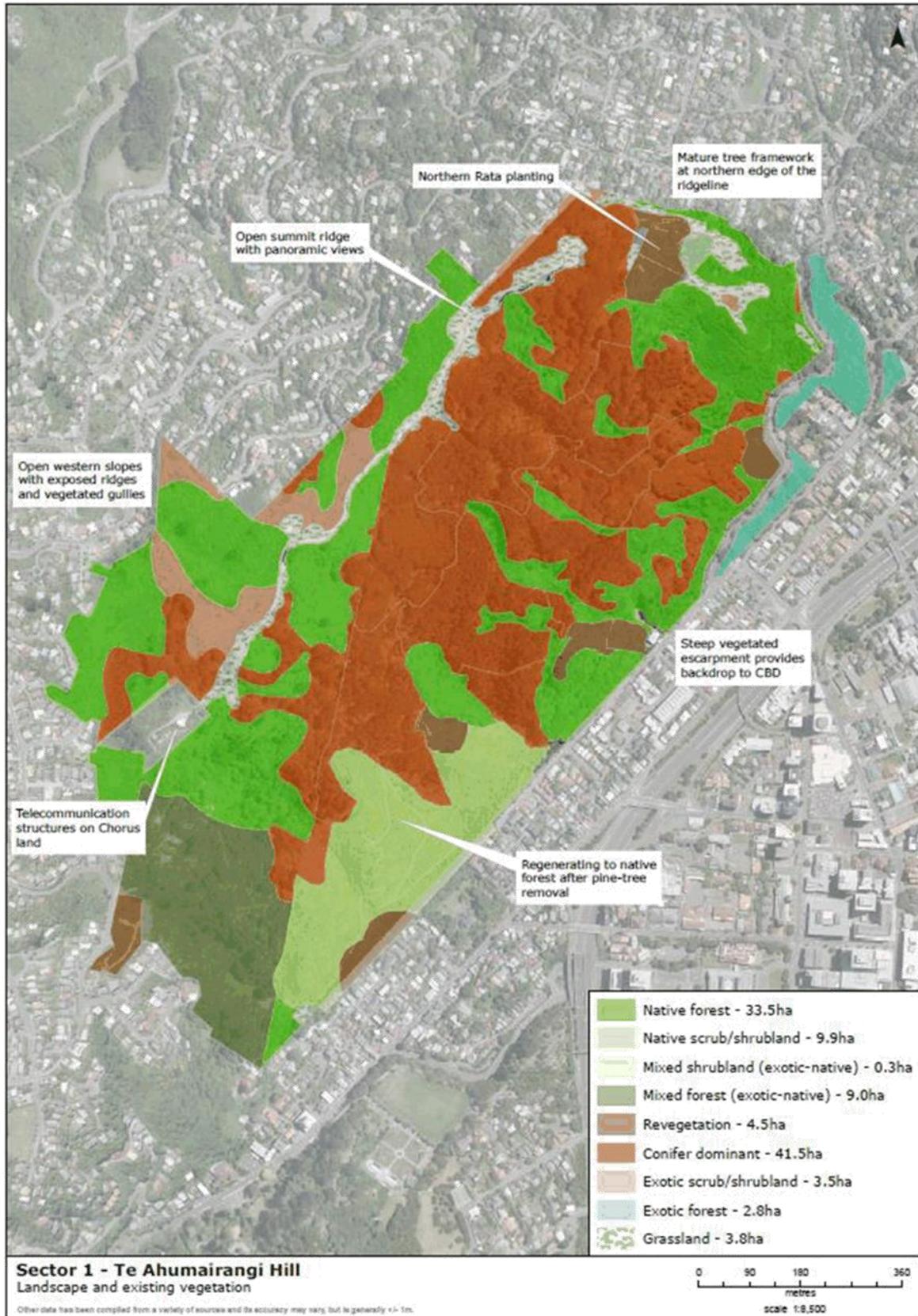
There are no major access encroachments in this sector.

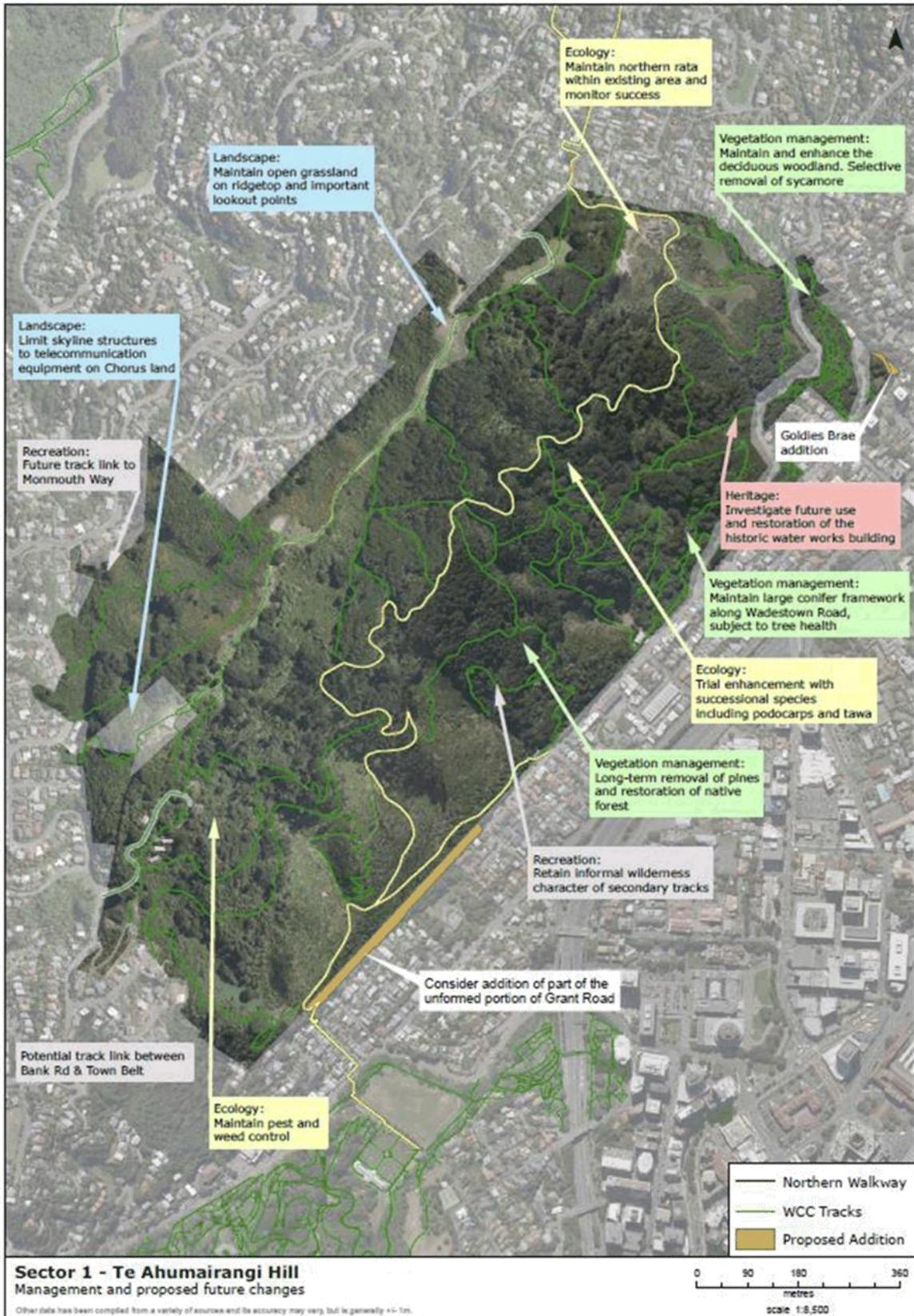
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<sup>88</sup> The Stockade Volume 3, Nos 3 & 4 1975 - 76









**Table 1: Town Belt land additions, removals and boundary rationalisation – Te Ahumairangi Hill sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Privately owned undeveloped land below Stellin Memorial Park		<p>This includes privately owned residential properties to the south of Te Ahumairangi (Tinakori Hill), part of the Pipitea Māori Cultivation and original Town Belt. In 1847 the McCleverty Awards allocated the land to Māori in recompense for settlers occupying Māori land in Thorndon.</p> <p>It includes privately owned bush-covered properties between Glenmore Street and Stellin Memorial Park. These properties provide a green link from Stellin Memorial Park down to the Botanic Garden.</p>	<p>The Town Belt Reinstatement Policy 1998 ((TBRP) 1998 refers to this residential area as “Northland –west of Glenmore Street. The policy states: “The residential land is no longer suitable for Town Belt purposes ...”</p> <p>The Town Belt Management Plan (TBMP) 1995 states: the “Council shall seek to have ... the undeveloped land below Stellin Memorial Park, currently in private ownership ... reinstated to the Town belt through negotiation with land owners” (TBMP 1995, part 2, page 2).</p>	<p>The undeveloped sections provide a green link between Te Ahumairangi Hill and the Botanic Garden, which strengthens the visual continuity of Te Ahumairangi Hill. The steep topography would make access difficult. This land has significant landscape and ecological values and was also part of the original Town Belt.</p>	<p>The Council will not pursue acquisition of this land at this stage. The situation and steepness of the site means that other forms of protection such as covenanting and/or statutory protection should be considered.</p>	No
Orangi Kaupapa road reserve and isolation strips	<p>Located off Orangi Kaupapa Road, this is a piece of Council-owned Recreation Reserve subject to the Reserves Act 1977. The land is described as Lot 4 DP 71636, CT 41C/616, comprising 0.1787 ha.</p> <p>Zoned Open Space B in the District Plan</p>	<p>This land was originally envisaged as part of the New Zealand Company’s belt of land for ‘public purposes’, set apart for the Pipitea Māori Cultivation and Tinakore North and South lands. It remains undeveloped and is densely vegetated.</p> <p>It is isolated from Stellin Memorial Park and adjoining Town Belt.</p>		<p>This land is next to the privately owned undeveloped land below Stellin Memorial Park. It has high landscape and ecological value when considered together with the undeveloped sections. Access and recreational use is restricted due to its steep topography. This land was part of the original Town Belt.</p>	<p>Retain as Recreation reserve.</p>	No
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Corner of Bedford Street and Orangi Kaupapa Road	<p>The land is in two lots and described as: Section 97 Karori District, comprising 0.0086ha (formerly stopped road) and Pt Section 30 Karori District, Pt Balance CT 451/173, area not defined approximately 0.715ha.</p> <p>Zoned Outer Residential in the District Plan.</p>	<p>Located on the corner of Bedford Street and Orangi Kaupapa Road, this land consists of a mown grass area with some mature trees and a bush gully. It is across the road from Stellin Memorial Park.</p>	<p>This land was not identified in the TBMP 1995.</p>	<p>Not immediately adjacent to existing Town Belt, it lies to the west and below Orangi Kaupapa Road, which visually and physically separates it from the Town Belt. It has no visual connection with the CBD. The top grass area is accessible, but offers no linkages to other open space or Town Belt areas.</p>	<p>Classify the land as reserve but not Town Belt. Managed under the Suburban Reserves Management Plan.</p>	No
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Goldies Brae rationalisation	<p>Comprising 0.0354ha held in CT 162/266 is described as Lot 24 DP 1453, this land is next to the Town Belt area known as Goldies Brae, off Wadestown Road.</p>	<p>The land is now managed as part of the Town Belt but does not have Town Belt status. It was transferred to the Council from the Public Trust in 1924.</p> <p>Part of the land encroaches onto Goldies Brae Road. There is also some significant</p>		<p>The land is near the Town Belt. It is difficult to distinguish the legal boundaries on the ground. It should be considered as a Town Belt boundary anomaly. Grant Road is one of the few roads that dissect the Town Belt and the</p>	<p>The land next to Goldies Brae, described as CT 162/ Lot 24 DP 1453, should be added to the Town Belt, following survey and road stopping.</p>	Yes

		vegetation neighbouring this reserve, which is located on legal road (Grant Road and Frandi Street).		green corridor experience should be protected and enhanced.		
Unformed part of Grant Road	Unformed legal road	This part of Grant Road, in Thorndon, running between Harriet Street and St Mary Street, is unformed legal road. The stretch of unformed road is next to the Town Belt (Tinakori Hill). The land is steep and covered in vegetation and large pine trees.		This land borders existing Town Belt land at the bottom of Te Ahumairangi Hill. Most has consistent landscape values with adjacent Town Belt land. There are two or three long-standing road encroachments licences along this strip with formed gardens and landscaping.	The land bordering the Town Belt off Grant Road, running between Harriet Street and St Mary Street, is defined as unformed legal road. It is recommended that the area not be added to the Town Belt at this stage. The Council will review all uses of this unformed road and develop options for its long-term role as a buffer for Town Belt, whether some or all of the road should be stopped and whether some of these areas should be sold to adjacent property owners.	No. This is legal road but should be managed consistently with TBMP policies.

## 8.2 Sector 2 Kelburn Park



### Kelburn Park, near Victoria University of Wellington

#### 8.2.1 Character and use

Kelburn Park is a sector of the Town Belt, of a scale and character more like a suburban park. However, the woodland in the park is an unexpected pocket of 'natural' environment close to the city, with walking links between Kelburn, Victoria University and the Central Business District (Sector 2: context map). Kelburn is a typical Wellington suburb of winding streets and picturesque houses, easily accessible to visitors from the central city.

Kelburn Park is located between Salamanca Road and the urban motorway. It is a remnant of the original Town Belt that ran from the Botanic Garden to Aro Valley and consists of three distinct areas:

1. The flat open **sports ground** has a suburban and formal character, which includes the sportsfield, croquet green and tennis and squash courts. A play area is at the northern end.
2. A **woodland** comprises mixed exotic and native species with a few large pine trees sloping steeply down to the urban motorway.

3. A small open **park area** is located over the motorway (the Terrace Tunnel land owned by the New Zealand Transport Agency). It is not part of the Town Belt but managed as part of Kelburn Park as a dog exercise area.

Kelburn Park is mainly used for formal recreation, being an urban sport and recreation park close to the city and university.

The City to Sea Walkway<sup>89</sup> passes through the park. This walkway is part of Te Araroa, the national walkway.

The Wellington Cable Car passes across the north corner of Kelburn Park, above the ground.

### 8.2.2 Land addition and boundary rationalisation

#### Policies

- 8.2.2.1 Redefine by survey the portion of Salamanca Road from McKenzie Terrace to the Cable Car not required for future road widening so the road and Town Belt boundaries follow the future road alignment. This boundary rationalisation will involve taking land into the Town Belt and in some cases taking land out.
- 8.2.2.2 The Council will initiate discussions with the Crown and Port Nicholson Block Settlement Trust over the future ownership, status and return of the Clifton Terrace land, and the New Zealand Transport Agency land, designated for motorway purposes.

Much of the original Town Belt in this sector has been lost and taken for other purposes, such as private residential housing and Victoria University.

This sector includes a boundary rationalisation along Salamanca Road. The Clifton Terrace land (former Correspondence School site) and the land designated for motorway purposes (including the park area over the Terrace Tunnel) are in this sector but are owned by the Crown and not covered by this management plan.

Please refer to Table 2 at the end of this sector for a complete list of Town Belt land additions and removals and boundary adjustments. It is proposed that 0.0605 hectares of land comprising the Everton Terrace access-way be managed as Town Belt under this plan. (See Sector 2: context map).



**Kelburn Park and Victoria University**  
Note, most of the cabbage trees, embankment and pavilion are on unformed legal road.

**Clifton Terrace land (former Correspondence School site):** This land is located on the corner of Clifton Terrace and San Sebastian Road. The land was part of the original Town Belt, however, it was never included in the 1873 Trust Deed.

<sup>89</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

This land is subject to the 'RFR' provisions of the Port Nicholson Block (Taranaki Whānui ki Te Upoko O Te Ika) Claims Settlement Act 2009, which gives mana whenua the right of first refusal if the Crown plans to dispose of the land.

The acquisition history of this land is complex. In 1991 it was transferred to Landcorp for disposal. The Council opposed moves to sell this land on the basis that it sought the land for Town Belt. The sale process was stopped in 1994-95 by the Minister of State-Owned Enterprises who asked for a full investigation into the history (acquisition and transfer) and that parties negotiate and sort out the differences. No further progress has been made. The land is now administered by Land Information New Zealand.

The land has a driveway to two small flat areas on different levels, which are currently used for car parking, and a steep vegetated slope/road cut. There are some regenerating native and exotic species and mature trees around the perimeter of the site.

It has become separated from existing Town Belt land but is contiguous with the green edge of the motorway on what is original Town Belt land. Given its location and topographical level (below the Botanic Garden and just above the motorway), the site by itself adds little value for strengthening the Town Belt's horseshoe shape but does provide important landscape qualities when assessed with the adjacent motorway lands. The mature trees and regenerating native plantings on the site provide landscape and ecological values. There are no known cultural values, but the land was part of the original Town Belt.

The land is accessible and has linkages to other reserves or Town Belt areas through the walking tracks adjacent to the motorway. The street frontage and configuration of the site is on two levels and it is regularly used as a walking linkage between Talavera Terrace, San Sebastian Road and Clifton Terrace.

Assessment of this land using the Town Belt acquisition criteria has concluded that it has values that need to be protected in particular given its status as former Town Belt. It is considered a high priority for addition to the Town Belt. The land is also used by Clifton Terrace School for car parking and any discussions with the Crown should recognise possible multiple community uses in the future.

It is recommended that the Council start discussions with Port Nicholson Block Settlement Trust, the Ministry of Education, Clifton Terrace School and Land Information New Zealand about the future use and protection of this land.

**New Zealand Transport Agency land – designated for motorway purposes:** This land is the vegetated verge on the western side of the motorway from Bolton Street to Everton Terrace. The land is designated for 'motorway purposes' or for 'better utilisation', in a number of different land parcels. It is Crown-owned land administered by the New Zealand Transport Agency.

This vegetation and open space is visually significant, especially when entering the central city along the motorway. The southern end of this land visually links with the north-eastern corner of Kelburn Park but doesn't connect to the Town Belt. The vegetation is of similar character to that of the Kelburn Park woodland and there is a walkway through the land to Bolton Street. There are no known ecological or cultural values.

Although this land offers an important green link and entrance into the city, it would be a low priority for acquisition at market value for adding to the Town Belt. There is potential to improve linkages through this land and improve signage.

**New Zealand Transport Agency land above The Terrace Tunnel:** The land is a secluded area of sloping mown grass overlooked by neighbouring houses. It is next to Kelburn Park above the Terrace Tunnel. Access is off The Terrace and by steps near Club Kelburn. The land is described as 'motorway reserve' and managed as a dog exercise area.

This land was not part of the original Town Belt. It is subject to the 'RFR' provisions of the Port Nicholson Block (Taranaki Whānui ki Te Upoko O Te Ika) Claims Settlement Act 2009, which gives mana whenua the right of first refusal if the Crown plans to dispose of the land.

This land is next to Kelburn Park and is perceived to be part of the park. Given its secluded location and lower topographical level it has a lower visual importance. However, it offers a significant pedestrian link between Victoria University, Kelburn Park and the central city. The mown grass and seating area is used for passive recreation.

The Council identifies this land as an important piece of accessible open space and the preference is to retain the status quo regarding ownership and management.

### 8.2.3 Landscape and ecological management

#### Policies

- 8.2.3.1 Maintain the mixed species character of the woodland, aiming for a gradual removal of weed species and a return to podocarp and broadleaf forest.
- 8.2.3.2 Retain and enhance the village green character of the sportsfield and croquet club.
- 8.2.3.3 Retain the existing character of amenity plantings and pohutukawa planting around the sports grounds.
- 8.2.3.4 Protect and manage the heritage cabbage trees between the sportsfield and Salamanca Road.

Kelburn Park is isolated from other parts of the Town Belt. The Botanic Garden close by provides some ecological connectivity (Sector 2: landscape and existing vegetation map).

The woodland area and open park above the motorway have the potential to be better integrated and will be considered together.

The woodland area is visually significant given its closeness to the central city and provides easily accessible pedestrian links between Victoria University and the CBD. The area is a sheltered east-facing slope with a complementary character to the mixed deciduous/native woodland around Everton Terrace further north. Exotic species are primarily weedy species such as wattle and sycamore.

In the past 15 years vegetation management has involved the removal of several large pine trees above the motorway with limited removal of other exotic trees. There has been limited replanting of natives primarily by two restoration groups:

- **Kelburn Gully Restoration Group** is working above Everton Terrace and focussing on replacing exotic trees with natives, particularly species attractive to native birds.
- **Conservation Biology Group** from Victoria University is planting natives in the area between the Squash Club and the dog exercise area.

### 8.2.4 Recreation

#### Policies

- 8.2.4.1 Open up the park frontage onto Salamanca Road.
- 8.2.4.2 Improve access to and information about the local park area above the motorway.

8.2.4.3 Improve walking links between Kelburn Park and the CBD, including signs.

8.2.4.4 Review long-term uses for the caretaker's house.

The upper sports ground area has been developed for a range of mainly formal recreation facilities since 1908 (Sector 2: current uses maps). These include natural turf sportsfields used for summer and winter sport. In addition, there are the following clubs:

- **Kelburn Municipal Croquet Club** leases the clubhouse and uses the croquet greens under an arrangement where the Council maintains the greens and they pay an annual fee.
- **Kelburn Park Sports Club Association** is made up of Victoria University football and cricket clubs and Hunters Rugby League club.
- **Club Kelburn** (formally NZ Squash Inc.) is a major squash facility in Wellington. It is made up of 10 courts, a fitness club (gym), physiotherapy clinic and a pro shop.
- **Victoria University of Wellington (Tennis Club)** leases clubrooms and four outdoor courts.

There is also a local playground due for renewal in 2017/2018. Walking tracks and a fitness trail pass through the woodland area. Some of these tracks are used for pedestrian access down to the city.

There is a close association between Victoria University and the park. Several of the sports facilities are used by university students and considerable foot traffic is generated between the Weir House hall of residence, the Cable Car and the university.

The area is poorly accessed, with large hedges and gates preventing access to the park. Pedestrian access from the university is poor with no crossing nearby.

The land above The Terrace, used as a dog exercise area, has recently been upgraded by New Zealand Transport Agency as part of the Terrace Tunnel upgrade. This has a seating area and lookout at the northern end.

### 8.2.5 Encroachments

There are no major access encroachments in this sector.









Table 2: Town Belt additions, removals and boundary rationalisation – Kelburn Park sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Salamanca Road boundaries	This is the portion of Salamanca Road, from McKenzie Terrace to the Cable Car.	The legal road boundaries of Salamanca Road, between McKenzie Terrace and the Cable Car, do not follow the actual road carriageway. In parts, particularly alongside the university tennis courts, the legal road encroaches onto the tennis courts and Kelburn Park.  Further along, near the Cable Car, the actual road carriageway is on Town Belt.	The Town Belt Management Plan (TBMP) states: <i>"The Council shall have a Bill introduced to Parliament to regularise the legal status and unite the lands managed as Town Belt ..."</i> (part 1, page 16).	This strip of land is next to and part of the Kelburn Park precinct. Kelburn Park would be significantly altered if this strip of land was developed and used for another purpose. The land includes part of the university tennis courts, croquet greens and sportsfield of Kelburn Park. The historic row of cabbage trees along the park boundary are on legal road. The land appears to be part of the Town Belt.	The portion of Salamanca Road, from McKenzie Terrace to the Cable Car, should be redefined by survey when future road widening takes place.	This is legal road but should be managed consistently with TBMP policies.
Former Correspondence School site, Clifton Terrace	This site is owned by the Crown and administered by Land Information New Zealand. It is included in the Port Nicholson Block Claims Settlement Act 2009 land schedule and the PNBST has the first right of refusal if the land is declared surplus.  The legal description of this area is City of Wellington, Section 1 on survey office plan 30711 being land in CT 39D/487.  It is zoned Open Space B in the Council's District Plan.	Located on the corner of Clifton Terrace and San Sebastian Road, the site consists of a driveway up to a small flat area and a steep vegetated slope/road cut. There are some regenerating native and exotic species and mature trees around the perimeter off the site. Street frontage is poor.  There is considerable acquisition history with this land. In 1991 it was transferred to Landcorp for disposal. The Council opposed moves to sell this land on the basis that it sought the land for Town Belt. The sale process was stopped in 1994/95 by the Minister of State-Owned Enterprises who asked for a full investigation into the history (acquisition and transfer) and that parties negotiate and sort out the differences.	The TBMP and TBRP identified the Clifton Terrace land as a significant area of open space that should be included as Town Belt land.  The TBRP considered a range of options and outlined two:  1. Seek ownership for Town Belt purposes, subject to consultation with Māori.  2. Decide that the land is not particularly suitable for Town Belt purposes.  The Policy identified option 1.	It has become separated from existing Town Belt land but is contiguous with the green edge of the motorway on what is original Town Belt land. Given its location and topographical level (below the Botanic Garden and just above the motorway), the site by itself adds little value for strengthening the Town Belt's horseshoe shape but does provide important landscape qualities when assessed with the adjacent motorway lands. The mature trees and regenerating native plantings on the site provide landscape and ecological values. There are no known cultural values, but the land was part of the original Town Belt.  The land is accessible and has linkages to other reserves or Town Belt areas through the walking tracks adjacent to the motorway. The street frontage and configuration of the site is on two levels and it is regularly used as a walking linkage between Talavera Terrace, San Sebastian Road and Clifton Terrace.	Assessment of this land using the Town Belt acquisition criteria has concluded that it has values that need to be protected in particular given its status as former Town Belt. It is a high priority for addition to the Town Belt. The land is also used by Clifton Terrace School for car parking and any discussions with the Crown should recognise possible multiple community uses in the future.  It is recommended that the Council start discussions with Port Nicholson Block Settlement Trust, the Ministry of Education, Clifton Terrace School and Land Information New Zealand about the future use and protection of this land.	No
Land held for motorway purposes, Western Motorway edge	Designated for 'motorway' purposes or for 'better utilisation', in a number of different land parcels.	This is vegetated verge along the western motorway edge from Bolton Street to Everton Terrace.	It was identified in the TBMP 1995, as a potential addition to the Town Belt.	This edge of vegetation and open space is visually significant, especially when entering the central city along the motorway. The southern end of this land visually links with the north-eastern corner of Kelburn	The Council should not pursue acquisition of this land.	No

<b>Site name</b>	<b>Legal description and area</b>	<b>Description, location, current use</b>	<b>Previous policy</b>	<b>Discussion, criteria assessment</b>	<b>Recommendation</b>	<b>Land covered by this TBMP</b>
Open space land above the Terrace Tunnel	<p>It is Crown-owned land administered by the New Zealand Transport Agency.</p> <p>The land is described as motorway reserve.</p> <p>This is Crown-owned land and administered by the New Zealand Transport Agency.</p> <p>It is zoned Inner Residential in the Council's District Plan.</p> <p>Included in the PNBST Act 2009.</p>	<p>This land above the Terrace Tunnel is a secluded area of sloping mown grass overlooked by neighbouring houses. It is next to Kelburn Park and access is from The Terrace.</p> <p>It was not part of the original Town Belt.</p>	<p>It was identified in the TBMP 1995 as a potential addition to the Town Belt.</p> <p>The plan identifies this area, described as 3c, (figure 2, page 5) as significant open space in a locality where the original continuity of the Town Belt has been lost.</p> <p>Policy 2 on page 8 states:</p> <p><i>The Council shall continue to maintain and manage the land above the motorway tunnel as part of Kelburn Park and negotiate for its addition to the Town Belt.</i></p>	<p>Park. It strengthens the green backdrop of the Town Belt where the original continuity of the Town Belt has been lost.</p> <p>The land borders Kelburn Park and is perceived to be part of the park. Given its secluded location and lower topographical level it has a lower visual importance. However it offers a significant pedestrian link between Victoria University, Kelburn Park and the central city. The mown grass and seating area is used for passive recreation.</p>	<p>The Council should have further discussions with the New Zealand Transport Agency over future management of this land.</p>	<p>No, but management of this land will be consistent with the objective and policies of the TBMP.</p>

## 8.3 Sector 3 Aro Valley/Polhill Gully



**Part of Sector 3,  
north and south  
of Aro Street.**

Note the Central All Breeds Dog Training School site in the middle of the photo.

### 8.3.1 Character and use

This sector is located at the head of the Aro Valley. It is made up of two areas on each side of Aro Street (Sector 3: context map).

Only a small part of the original Town Belt still exists here. The green space in Aro Valley appears bigger because of the neighbouring reserves, including George Denton Park and Polhill Gully Recreation Reserve, which have been added to Town Belt at the time of enacting the WTBA. Collectively they make up the Waimapihi Stream catchment and stretch up above Holloway Road to the Zealandia fence line and the Outer Green Belt. These reserves contain stands of conifers, regenerating native vegetation and exotic scrub.

This part of the Town Belt is steep and densely vegetated. A large stand of hazardous trees above houses on Entrance and Norway streets was removed in 1998 and the area was replanted with natives (Sector 3: landscape and existing vegetation).

This area is used for informal recreation. There are some tracks that link to the Outer Green Belt and Brooklyn. There is a play area at George Denton Park.

At the southern end of this sector there is a reservoir and World War II anti-aircraft battery installation.

### 8.3.2 Land addition and boundary rationalisation

#### **Polieies**

~~8.3.2.1—The Council will initiate discussions with the Ministry of Education, Te Aro School and Port Nicholson Block Settlement Trust over the future ownership, status and use of the steep gully that is part of the Te Aro School land.~~

The original Town Belt in this sector was continuous from Tanera Park around to Kelburn Park. Considerable portions have been alienated for residential development, roads and educational purposes, such as Te Aro School and Victoria University.

*Please refer to Table 3 at the end of this sector for a complete list of Town Belt land additions, removals and boundary rationalisations.*

#### **Polhill Gully Recreation Reserve, Waimapihi Catchment and George Denton Park:**

There is only a small area of original Town Belt south of Aro Street. This land is contiguous with other reserves that form part of the Waimapihi Stream catchment. These reserves have consistent recreation and landscape values to that of the neighbouring Town Belt, and are located behind and above the first line of hills (Durham Street ridge). They are visually outside the Town Belt's horseshoe catchment but their continuity with the part of Polhill Gully Reserve that lies within the original Town Belt means they should be managed as one unit and have become Town Belt under the WTBA.

This area also accommodates several tracks, including Transient, Highbury Fling and Serendipity, which links the city with the Outer Green Belt and Zealandia's fence line.

#### **Norway Street and Semeloff Terrace Reserve**

The small reserve areas of Pleasure Ground (1406sq m) in Semeloff Terrace and Recreation Reserve (4027sq m) in Norway Street have become Town Belt under the WTBA.

**Part of the Te Aro School land – Abel Smith Street:** This land is owned by the Crown and managed by the Ministry of Education. It is included in the Deed of Settlement First Right of Refusal Land Schedule, and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus.

It is situated at the top of Abel Smith Street. Te Aro School uses about one-third of the land. The rest of the land is made up of a 6000 square metre steep gully bounded on the east by the school and on the west by the rear of properties on Devon Street. This steep gully section is assessed below.

The vegetation is mixed exotic trees, including sycamore and large pines, with an understorey of natives and exotic shrubs.

The land was part of the original Town Belt Deed and taken out by the Crown in 1931 for education purposes. It is now separated from existing Town Belt lands but forms part of an important green network and backdrop to the Aro Valley. The original Town Belt lands that connected this land have now been extensively developed and used for other purposes, such as residential development and education.

The steep gully is small in scale, and its location, aspect and accessibility add little value in strengthening the Town Belt's continuity and horseshoe shape. However, it has important landscape values as a natural backdrop for Aro Street and as a green buffer between Devon Street and Victoria University. It has ecological connections to nearby Zealandia. The mix of exotic and native trees, including the large eucalyptus, provide a habitat for several native bird species including kererū (wood pigeon), kākā, tūi, ruru (morepork), kōtare (kingfisher), tauhou (silveryeye),

riroriro (grey warbler) and piwakawaka (fantail). The recreational values are currently low, with no formed tracks within the area.

~~The Council considers this land to be a high priority for return to Town Belt, now it is no longer used for education purposes. It is recommended that the Council start discussions with Port Nicholson Block Settlement Trust, Ministry of Education and Te Aro School regarding this land.~~

~~The Council acquired this land on 31 August 2017 and resolved to add it to the Town Belt on 27 June 2018. It will be added to the Town Belt under the processes outlined in Clause 21 of the Act.~~

### **8.3.3 Landscape and ecological management**

#### **Policies**

- 8.3.3.1 Restore all but the mown road edges of the Town Belt into podocarp and broadleaf forest.
- 8.3.3.2 Maintain the open mown grass areas adjacent to Aro Street.
- 8.3.3.3 Protect and maintain the natural unbuilt character of this sector.
- 8.3.3.4 Continue with animal pest control and the control of weeds.

The removal of the large stand of trees above Norway Street in 1998 was the first major pine-removal project following implementation of the 1995 Management Plan. The area was replanted with native plants and some limited weed management has taken place. Possum control is ongoing.

The long-term plan is to replace the conifers with native forest. However, the removal of these trees is a low priority so any replacement over the next 10 years will occur only if there are major tree failures.

Restoring the forest and controlling pests and weeds in this sector will improve ecological connections between Aro Valley and the Outer Green Belt and support the halo (ecological buffer zone) project being developed around Zealandia to enhance and provide safe habitats for birds flying in and out.

### **8.3.4 Recreation**

#### **Policies**

- 8.3.4.1 There should be no increase in the footprint of the existing leased facility used by the Central All Breeds Dog Training School.
- 8.3.4.2 In the event of the existing use of the leased facility ceasing, then the site will be redeveloped for outdoor recreation use.
- 8.3.4.3 The existing vacant building/pavilion/toilet will be assessed for heritage values and made secure.
- 8.3.4.4 The Council will investigate opportunities for formal access from Holloway Road to the leased facility.
- 8.3.4.5 Investigate the development of a track between Kelburn Parade and Aro Street with a possible link to the top of Semeloff Terrace.

The area is predominately natural with a series of tracks from Aro Street through the area linking with tracks to Brooklyn, the Zealandia fence line track and the Outer Green Belt (Sector 3: Current

uses map). These tracks are dual use and were built by volunteers. In addition, there is potential to improve track linkages between Kelburn and the Aro Valley through the Town Belt in this sector.

There is one lease in the sector:

- **The Central All Breeds Dog Training School** has a ground lease with the Council for 2000 square metres of Town Belt land until 2017. There is informal vehicle access to the site from Holloway Road through land owned by Victoria University.

There are **three** community groups working in this sector:

**Aro Valley project** – is planting on Town Belt and adjacent reserve land at the north-western end of Aro Valley and Polhill

**Brooklyn Trail Builders** works closely with the Council to enhance recreational activities and assist in the habitat restoration work within Polhill reserves. This includes:

- building multi-use tracks and mountain bike priority tracks
- maintaining built tracks
- assisting with enhancing the habitat within the area, including weed removal, rubbish removal and tree planting.

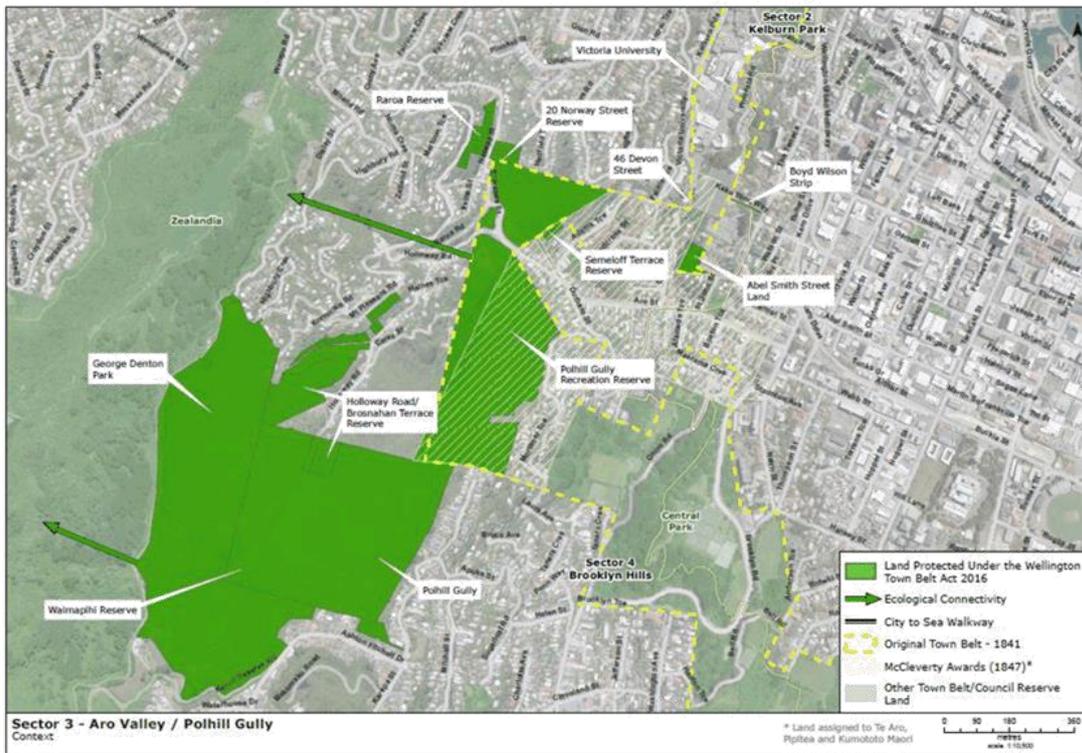
The club has already completed the 3.8 kilometre Transient track between Brooklyn and Aro Street and will shortly start work on two more tracks in the area.

**Waimapihi Trust** – is enhancing native forest cover in the Waimapihi Catchment, including Polhill, and controlling pest animals.

There is a neighbourhood park and play area at George Denton Park.

### **8.3.5 Encroachments**

There are no known major encroachments in this sector.



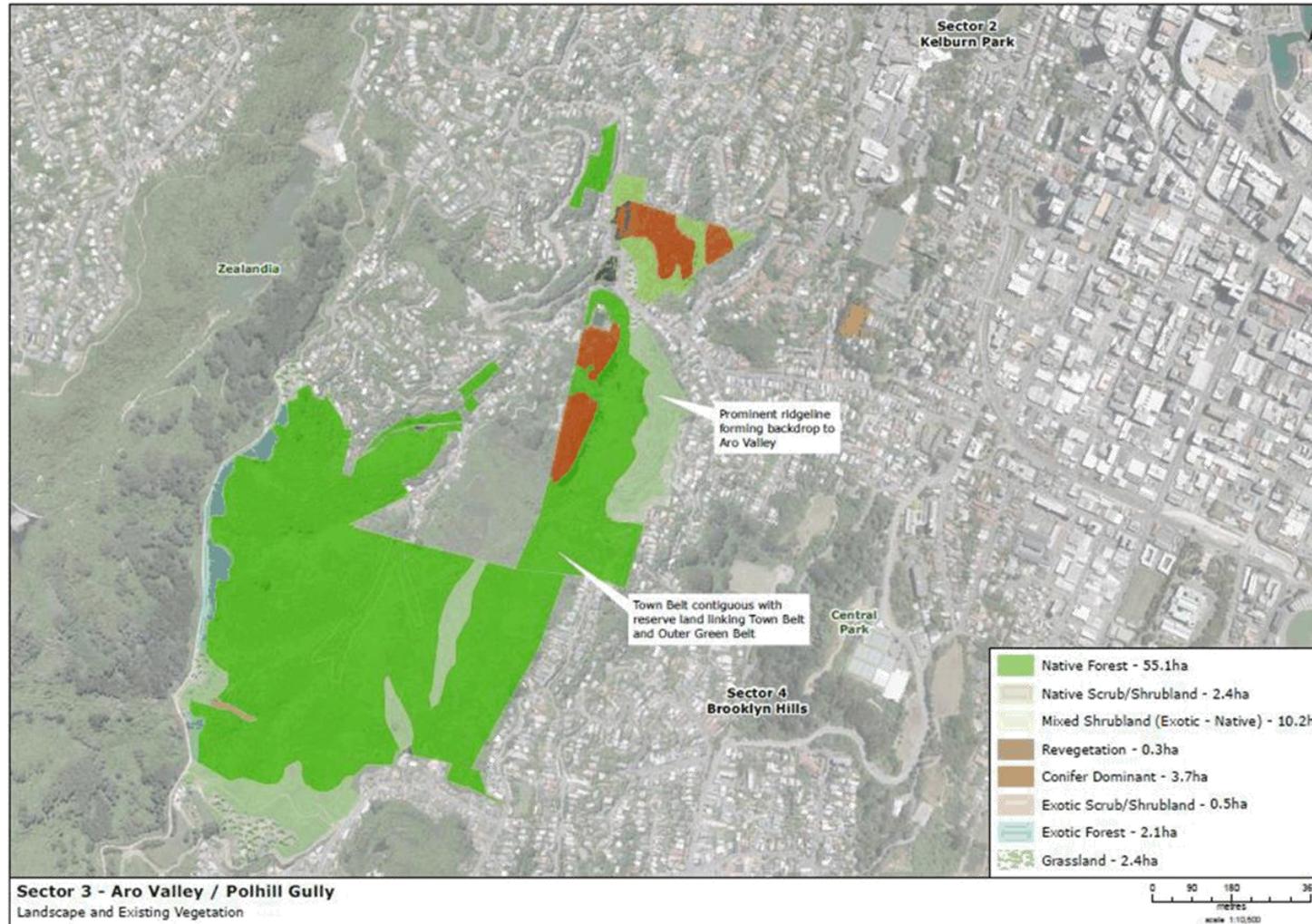
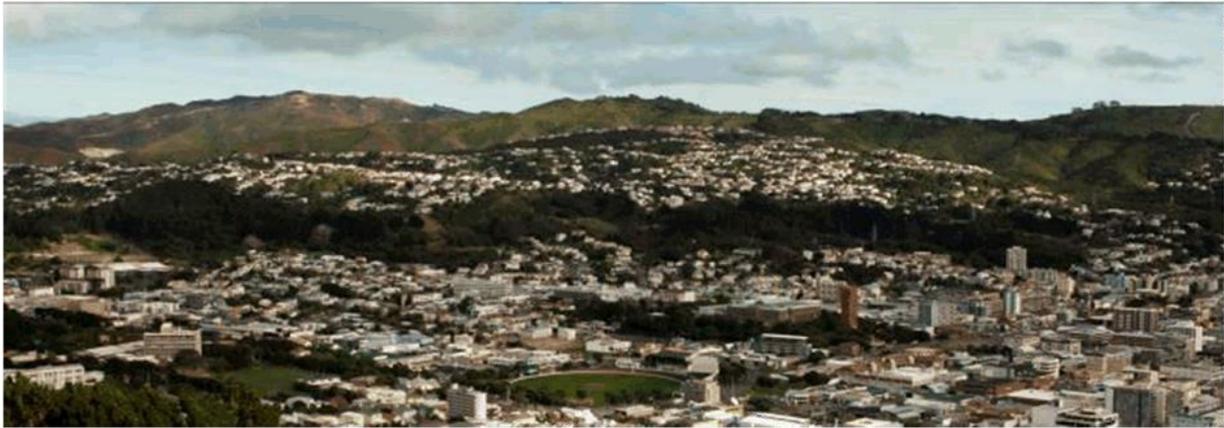




Table 3: Town Belt additions, removals and boundary rationalisations – Aro Valley sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommend that;	Land covered by this TBMP
Privately owned gully below Hadfield Grove	Privately owned gully.	This land is made up of the privately owned undeveloped gully being the residential properties in Hadfield Terrace.	The TBMP 1995 identified this land as potential addition.	This land lies below the residential properties in Hadfield Terrace and Kelburn Parade. Although bordering existing Town Belt, they provide only local landscape value and have little significance in enhancing the continuity of the Town Belt's horseshoe. The recreational values are limited and they are not part of the originally envisaged Town Belt.	The Council will not pursue acquisition of these lands.	No
Ministry of Education land, Abel Smith Street	It is described as Pt Town Belt, Town of Wellington, comprising 0.4176ha and see 1226, Town of Wellington, comprising 0.4221ha. The land was included in the Town Belt Deed conveyed to the Council in terms of the 1873 deed. However, in 1931, the Crown under Act of Parliament took the land for educational purposes. It is zoned part Outer Residential and part Open Space B.	This land is owned by the Crown and used by the Ministry of Education.  It is included in the Port Nicholson Block Claims Settlement Act 2009 and the Trust has the first right of refusal if the land is declared surplus.  It is situated at the top of Abel Smith Street. Te Aro School uses about one third of the land.  The rest of the land is made up of a 6000sq m steep gully bounded on the east by Te Aro School and on the west by the rear of properties on Devon Street.  There is a track linking the school, Boyd Wilson Field and Devon Street.  The vegetation is mixed exotic trees, including sycamore and large pines, with an understorey of natives and exotic shrubs.	The TBRP 1998 policy options for this land include:  Option 1: Seek the return to Town Belt status of the area not occupied by Te Aro School. Seek agreement for the return of the school land when the school activity ceases.  Option 2: Seek all of the land for Town Belt purposes. Lease back to the school the area currently occupied by the school for peppercorn rental.  There is no doubt that the area not occupied by the school should be sought by the Council for return to Town Belt status. The land is heavily vegetated and significantly enhances the setting and enjoyment of surrounding residents.	The land was part of the original Town Belt Deed and taken out by the Crown in 1931 for education purposes. It is now separated from existing Town Belt lands but forms part of an important green network and backdrop to the Aro Valley. The original Town Belt lands that connected this land have now been extensively developed and used for other purposes, such as residential development and education.  The steep gully is small in scale, and its location, aspect and accessibility add little value in strengthening the Town Belt's continuity and horseshoe shape. However, it has important landscape values as a natural backdrop for Aro Street and as a green buffer between Devon Street and Victoria University. The mix of exotic and native trees, including the large eucalyptus, provide a habitat for several native bird species including kererū (wood pigeon), kākā, tūi, ruru (morepork), kōtare (kingfisher), tauhou (silveryeye), riroriro (grey warbler) and piwakawaka (fantail). The recreational values are currently low with no formed tracks within the area.	The Council agreed to acquire this land on 26 April 2017. This will be added to the Town Belt under the processes outlined in Clause 21 of the Act.	No
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommend that;	Land covered by this TBMP
46 Devon Street (part Council and Ministry of Education)	This land is described as Pt Lot 3 DP5759 ct 433/88, comprising 906sq m. It is held as fee simple land and is owned by the Council and the Crown (Education) in half shares as tenants in common. This arrangement was authorised by the 1931 Wellington City Empowering Act, schedule 5.	This land is adjacent to Boyd Wilson Field and the Te Aro School land discussed above. It has a narrow street frontage off Devon Street. It includes the track that links Devon St through to Boyd Wilson Field.		This land is similar to the undeveloped gully of the Te Aro School land, discussed above. It is isolated from existing Town Belt land but does provide an important green buffer between Devon Street and the university. This land was not included in the Trust Deed but was original Town Belt.	Recommend that this land remain in joint ownership.	No

## 8.4 Sector 4 Brooklyn Hills



Wellington Town Belt on the Brooklyn Hills between Mt Cook and Brooklyn

### 8.4.1 Character and use

This sector extends around the city-facing slopes below Brooklyn, from Mortimer Terrace to Hutchison Road, and is traversed by Brooklyn Road, Ohiro Road and Bidwell Street (Sector 4: context map).

The Brooklyn Hills area is made up of a complex series of gullies and spurs, which have been levelled in several places to form sports grounds. The hills are a secondary but important backdrop to the city. Continuity of vegetation is needed to link the area visually.

This area is used for both formal and informal recreation and has many entry points from suburban streets.

1. **Tanera Park** consists of a gully and spur system sloping down from the western end of Brooklyn to Aro Valley with the upper level developed into a series of platforms for sporting activities. There is a community garden at the city end and a dog exercise area.
2. **Central Park** is a 13-hectare community park made up of two major ridges in a north-south direction divided by the steep gully of the Moturua Stream. The existing park vegetation includes mature mixed conifer stands, eucalyptus, native regeneration, and some exotic shrubs and trees, which provide seasonal interest. There is a community playground and numerous tracks.
3. **Brooklyn Hills**, from Nairn Street Park to Hutchison Road, is an area made up of a series of spurs and gullies with alternating open ground and vegetation. The Hutchison Road pine plantation is a landmark seen from much of Newtown and the central city.
4. **Prince of Wales Park** contains two sportsfields and the Wellington Harriers Club Building.

There is one small reservoir at Bell Road, with a much larger one proposed for the spur above Prince of Wales Park (see section 8.4.3).

#### 8.4.2 Land additions and boundary rationalisation

Land added to the Town Belt in this sector include the Epuni Street lands, the closed road of Tanera Crescent and the Council-owned gully between Coolidge Street and Connaught Terrace (Sector 4: context map). This totals 2.0054 hectares. These lands are covered under this management plan.

**Epuni Street lands – 67 and 67A Epuni Street:** The area of undeveloped land on the east side of Epuni Street was acquired by the Council in 1985 for housing purposes through a land exchange with the then Wellington Hospital Board. This land strengthens the visual character of the Town Belt as it adjoins and is perceived to be part of Ohiro Park. The back portion of this land includes part of the mown grass area and current dog exercise area of Ohiro Park. It also provides an important pedestrian link between Aro Valley, via Ohiro and Central parks through to the Mt Cook and Brooklyn communities. This land was not part of the original Town Belt but given its location and current use it has been added to the Town Belt.

**Gully between Coolidge Street and Connaught Terrace:** This comprises the bush valley area adjacent to Town Belt running between Coolidge Street and Connaught Terrace. This is Council-owned Recreation Reserve. The reserve was vested in the Council as a reserve contribution when the larger gully area was subdivided in 1994. The land adjoins the Town Belt, complements the Town Belt landscape in this locality and is currently zoned Open Space C in the Council's District Plan. The land has been added to the Town Belt.

#### 8.4.3 Landscape and ecological management

##### Policies

- 8.4.3.1 Extend the existing native forest to form a consistent vegetation cover based around the moister gullies and south-facing slopes.
- 8.4.3.2 Maintain the diverse amenity plantings in Central Park while returning east-facing slopes below Ohiro Road to native forest.
- 8.4.3.3 Protect and manage the historic conifer plantings around Nairn Street Park.
- 8.4.3.4 Ensure the proposed water reservoir is buried and remedial planting done to mitigate its impact on the Town Belt.
- 8.4.3.5 Establish a memorial tree-planting site on the grass slope adjacent to Renouf Tennis Centre.
- 8.4.3.6 Continue with animal pest control and the control of weeds.

The vegetation patterns are complex (Sector 4: landscape and existing vegetation map). Prominent stands of pines and other conifers occur throughout, including a plantation above Hutchison Road. These are often associated with eucalypts. Mixed woodland in Central Park includes pines, eucalypts, deciduous trees such as elms and limes, and a native understorey. Amenity plantings occur in Central Park and around some of the sports grounds. Native vegetation is regenerating in gullies or as an understorey beneath pines.

There has been landscape change over the past 15 years with the removal of several prominent pine stands including:

- Central Park (above Renouf Tennis Centre)
- Bell Road Spur above Brooklyn Road
- between Ohiro Road and Tanera Park
- above Epuni Street.

Priorities for future tree removal include the area above Hutchinson Road as trees fail and become a hazard to the road below. No other removals are planned over the next 10 years unless there are major tree failures.

In addition, there has been new tree planting in Central Park as part of the park's restoration and revegetation.

There are four community restoration groups working in this sector:

- **Bell Road Reserve Restoration Group** is removing weeds, in particular *Elaeagnus*, from Bells Gully.
- **Coolidge Street Group** is involved in revegetation and weeding on Town Belt and Coolidge Street reserve.
- **Friends of Central Park** is working on revegetation and riparian planting in Central Park.
- **Papawai Reserve Group** is involved in revegetation and stream care.

The regeneration of native vegetation and current restoration projects will improve ecological connections between the inner suburbs and the Outer Green Belt.

The Council is proposing to build a new 35-million-litre reservoir above Prince of Wales Park. This will serve Wellington Hospital's emergency needs and provide bulk water supply for the city's growing inner city population. Work is planned to begin in 2018/2019. The reservoir will be buried to limit modification to the landscape. It will sit on the ridge above the sportsfield adjacent to Rolleston Street in Mt Cook.

#### 8.4.4 Recreation

##### Policies

- 8.4.4.1 Maintain Tanera Park, Nairn Street Park and Prince of Wales Park as sites for outdoor sport and recreation.
- 8.4.4.2 Manage the former bowling greens in Tanera Park for training facilities and junior sport as part of the sportsfield network.
- 8.4.4.3 Complete the track network in Central Park.

The Brooklyn Hills are a diverse area used for a variety of informal and formal recreation (Sector 4: current uses map). They contain the City to Sea Walkway<sup>96</sup> (part of the national walkway Te Araroa), and a number of formal recreation facilities including playing and training fields at Tanera, Nairn Street and Prince of Wales parks. These are important areas of open space that should be retained for outdoor recreation and sport. There are no plans for the development of artificial turf on these fields.

In addition, there are the following leased facilities:

- **Wellington Swords Club** leases the old bowling club building on Tanera Park.

<sup>96</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

- **Wellington Renouf Tennis Centre** on Brooklyn Road is leased to Wellington Tennis Inc, which sub-leases the facility to Tennis Central Region Inc. This is a major recreation hub comprising six covered courts, 12 uncovered courts and a sports shop. The large building and associated grandstand just off Brooklyn Road is partly subleased to Kaizen Academy New Zealand Limited. The Centre covered four outdoor courts in 2006 to increase all-weather use.
- **Wellington Scottish Athletic Club** is adjacent to Prince of Wales Park. This large two-storey building, accessed off Salisbury Terrace, also provides a base for the Mt Victoria Kyokushin Karate Dojo, which has a sub-lease with the club.
- **Brooklyn Smallbore Rifle Club**, off Bell Road, is formerly the home of Brooklyn United Soccer club.



**Northern end of  
Sector 4 showing**

**Tanera Park,  
Central Park  
(including  
Renouf Tennis Centre)  
and  
Nairn Street Park**

Walking tracks provide pedestrian routes along the hills and between Brooklyn and the city, and include the route of the City to Sea Walkway. These tracks provide access through a variety of environments, from open spurs with city views to enclosed forest.

The largest park in this sector is Central Park. In 2007 a plan was developed to guide Central Park's redevelopment, in particular, to retain the natural character and encourage more use. Since then the Moturua Stream walkway has been opened.

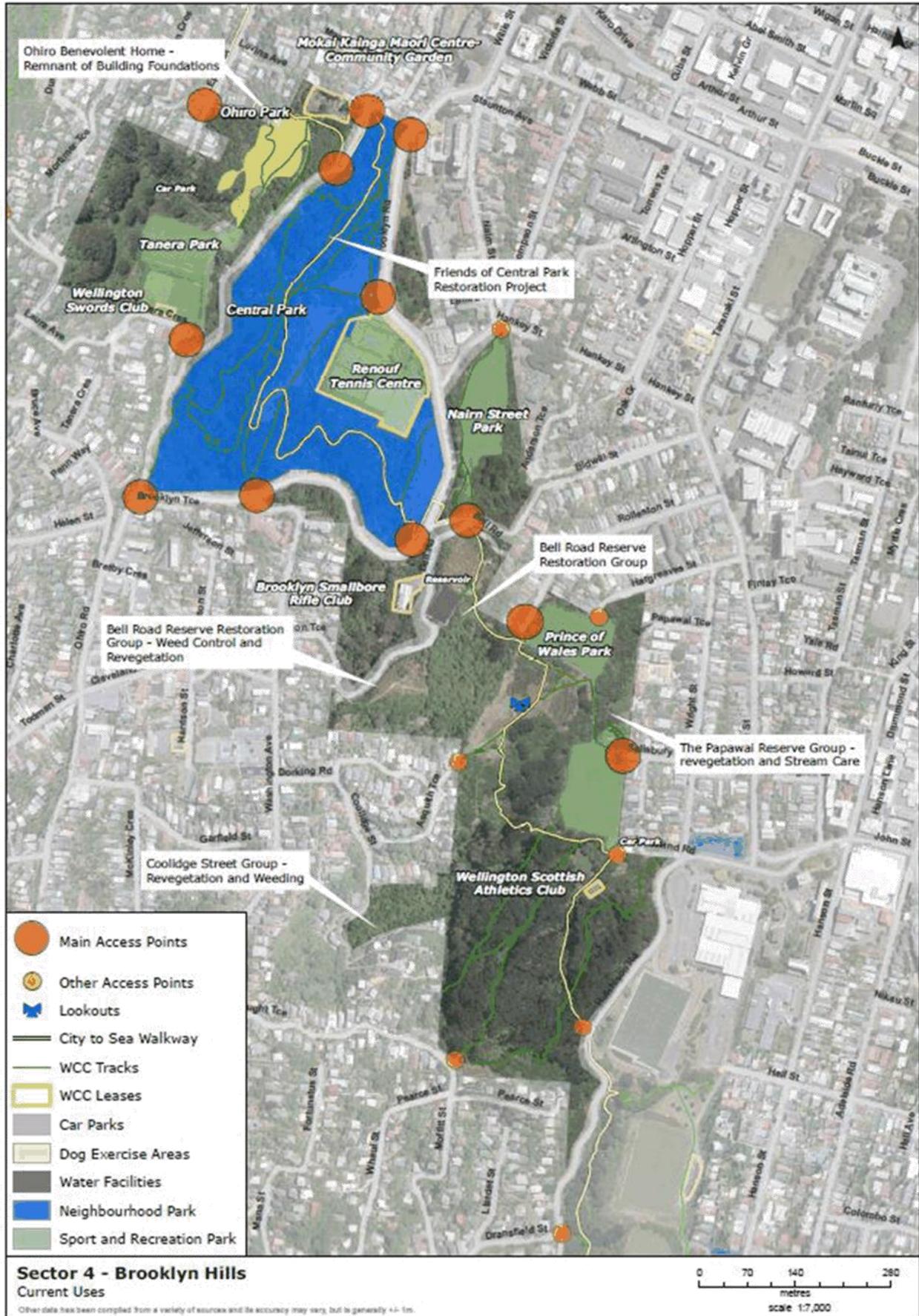
**Mokai Kainga Māori Centre** has a licence for a community garden at Tanera Park.

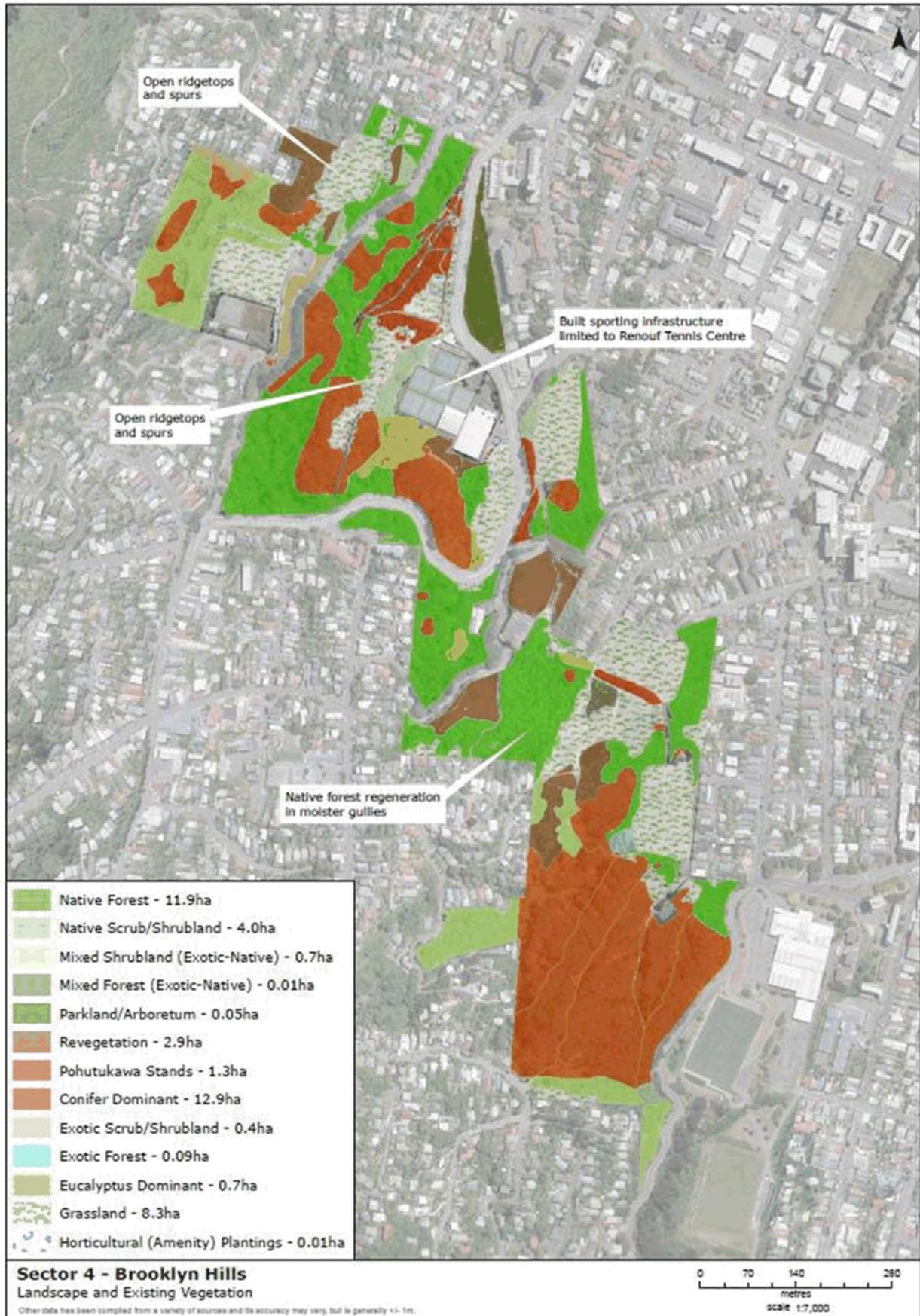
#### **8.4.5 Encroachments**

There are three major access encroachments in this sector:

- access encroachment and a parking and structure encroachment off Bell Road behind houses on Dorking Road
- access encroachment off Connaught Terrace
- access encroachment through Prince of Wales Park to houses on Salisbury Avenue and Westland Road.









## 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 6 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 another play area at Mt Cook.

The former Wellington Showgrounds (Te Whaea Dance and Drama Centre) are part of the Town Belt. 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 In the event the use of the former showgrounds terminates, to integrate management of the Wellington Showgrounds site with that of adjacent Town Belt.

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 0.94 hectares.

*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. 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 occurred at the time of enactment of the WTBA to make the legal and physical boundaries consistent. A number of access encroachments off Liardet Street across the Town Belt can now be resolved.

### 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 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 65 metres by 120 metres 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 Walkway<sup>97</sup> (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.

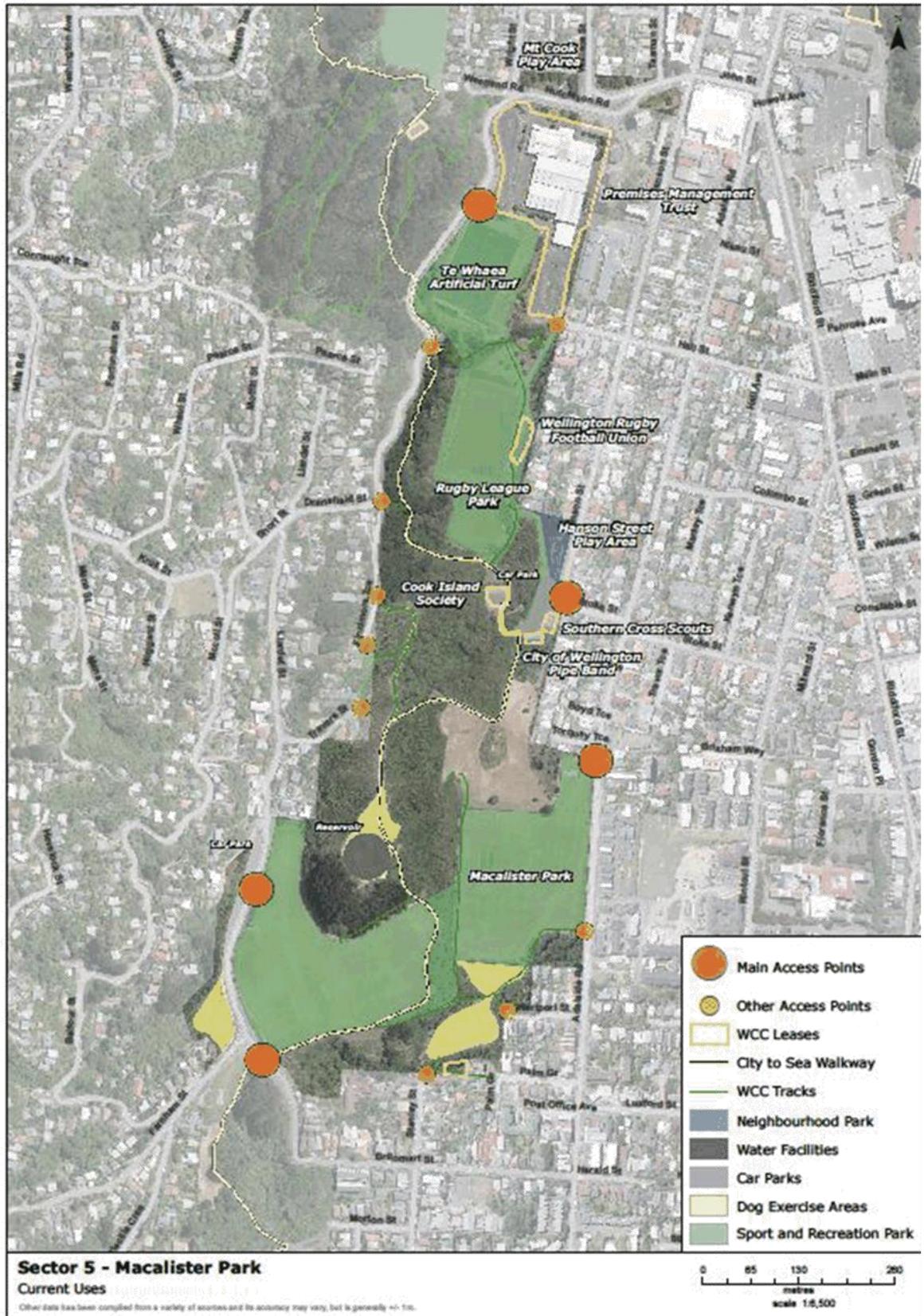
There is a dog exercise area on the corner of Liardet and Farnham streets and another area at the southern end of Macalister Park.

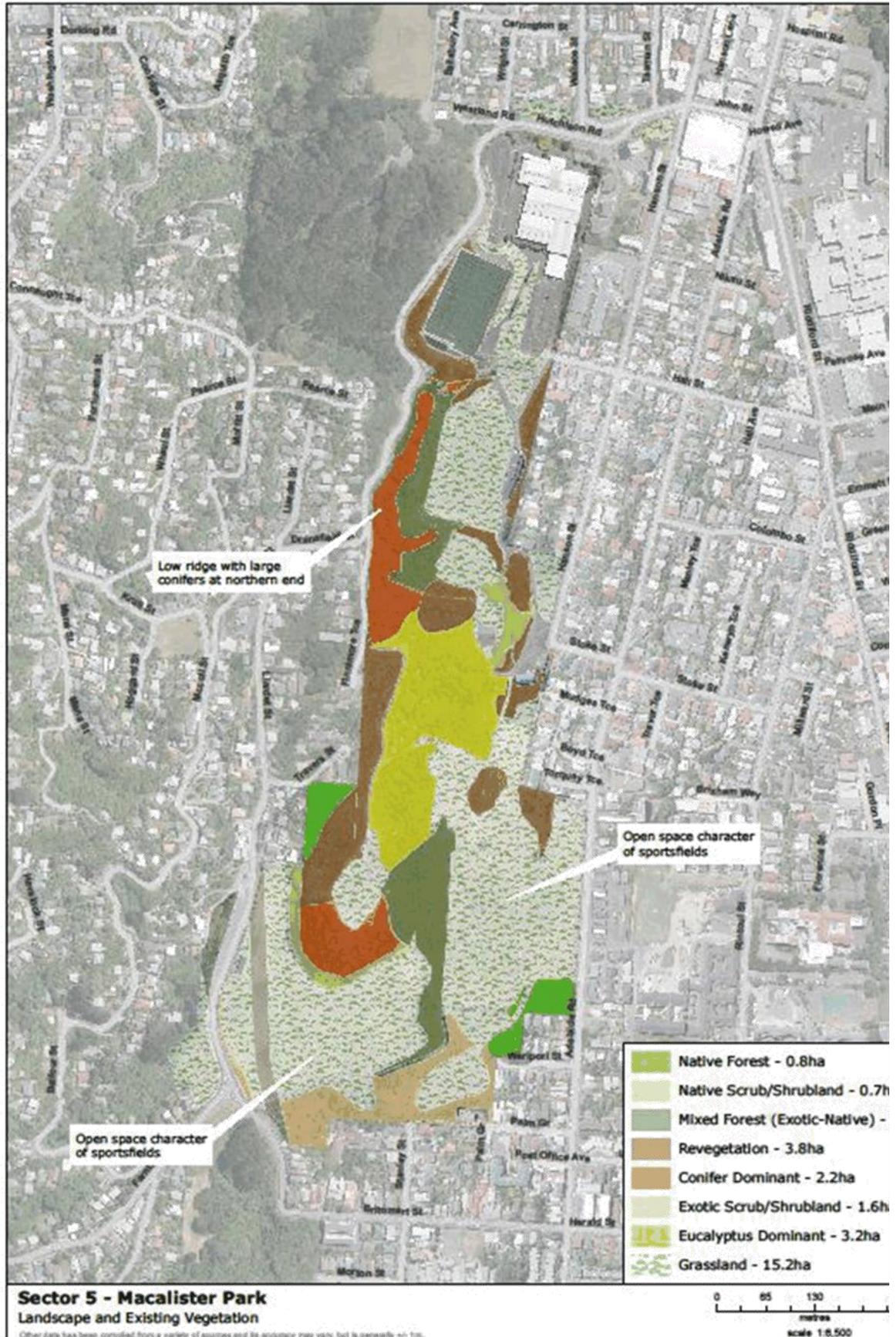
The development of the artificial turf at Te Whaea, the former Wellington Showgrounds, has created a new sport and recreation park in this location. It has also brought back the land into Town Belt use and removed it from the lease between the Council and The New Zealand Schools of Dance and Drama Premises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

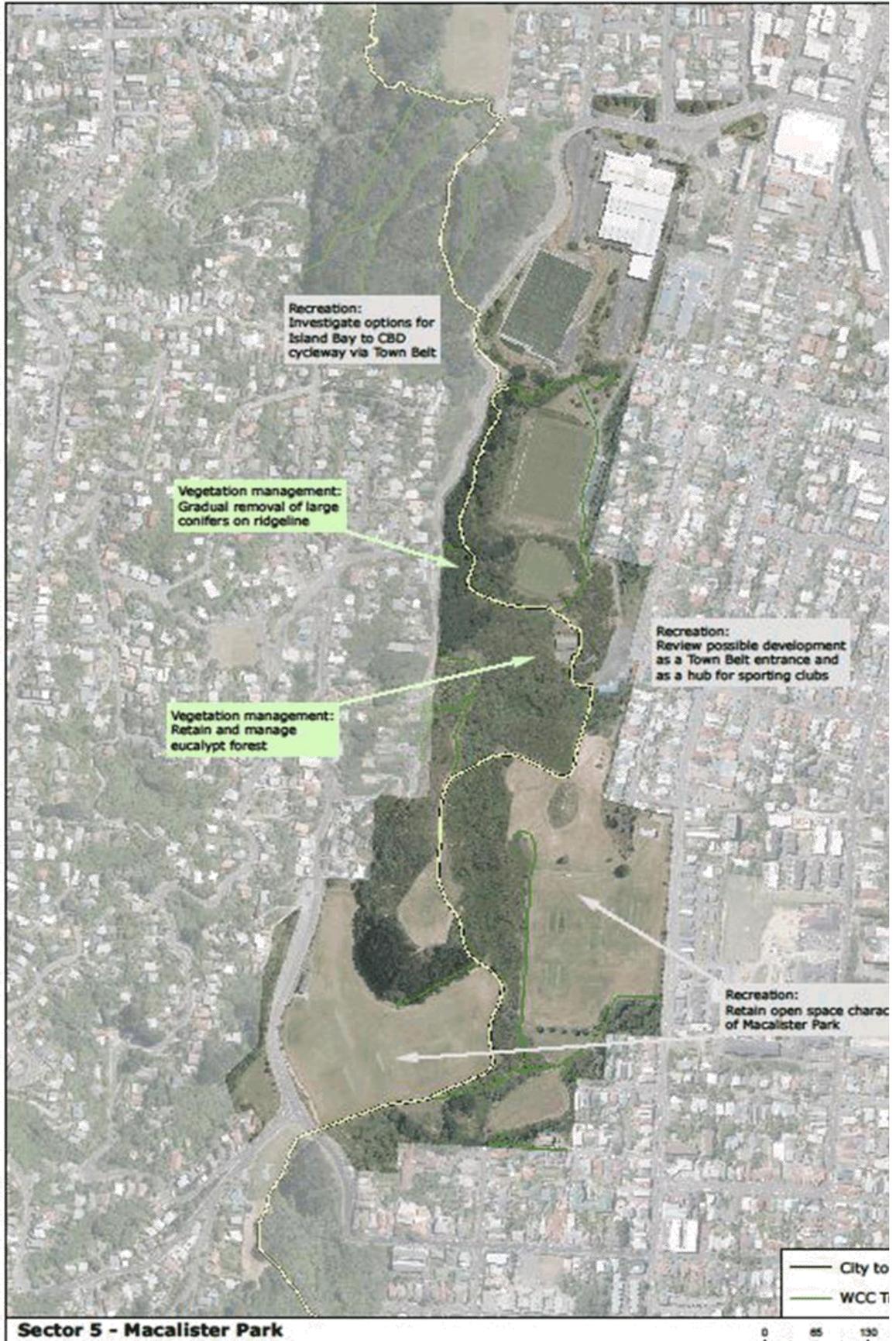
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<sup>97</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay









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

<b>Site name</b>	<b>Legal description and area</b>	<b>Description, location, current use</b>	<b>Previous policy</b>	<b>Discussion, criteria assessment</b>
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 5.2230 ha 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 Council. Part is leased by the Wellington Show Association, which subleases part to Premises Management Trust for the New Zealand Dance and Drama School. The WTBA section 26 (3) states "Despite section 31, the Council and any lessee of the lease granted under the Wellington City Exhibition Grounds Act 1959 have the same rights and obligations in all respects as if that Act had not been repealed.	The Town Belt Management Plan (TBMP) 1995, part 2, page 21, states that " <i>In the event of the showgrounds use terminating, to integrate management of the Wellington Showgrounds site with that of the adjacent Town belt</i> ".	

## 8.6 Sector 6 Golf Course/Mt Albert



**Martin Luckie Park, Mt Albert Park, National Hockey Stadium, Newtown Park and Melrose Park**

### 8.6.1 Character and use

The sector forms the southern limit to the Town Belt. It extends from the slopes of Kingston across the valley, where it is bisected by Adelaide Road, to Mt Albert and then follows the ridge north to Manchester Street in Melrose (Sector 6: context map).

Much of the area is developed into sports grounds with an extensive area (37.1ha) managed as the Berhampore Golf Course, an 18-hole public course. Most of the undeveloped land is on the steeper slopes of Kingston and the Mt Albert ridge with a variety of vegetation including exotic scrub, planted and naturally occurring native vegetation, stands of pines of various ages and some eucalypts (Sector 6: landscape and existing vegetation map).

The typical Town Belt character is poorly developed in this sector due to the:

- open nature of the golf course and sportsfields
- incomplete forest cover on the higher ridgelines.

The extensive conifer and exotic tree planting that occurred on other areas of the Town Belt did not extend into this sector. The exotic scrub that succeeded pasture was fire prone preventing regeneration of taller vegetation.

The sector is characterised by a wide variety of formal recreation facilities. This includes sportsfields at Wakefield, Martin Luckie, Mt Albert, Newtown and Melrose parks, catering for cricket, football, hockey, rugby, rugby league and softball and ultimate frisbee. National facilities include the hockey stadium at Mt Albert and Newtown Park for athletics. There are tennis courts at Martin Luckie Park.

This area is mainly used for formal recreation. The 2009 Residents' Survey found over a third of residents had visited the Berhampore part of the sector and Macalister Park (Sector 5) in the past 6 months. Almost 30 percent had never visited this sector.

Most of the playing fields are available for informal recreation such as casual ball games, kite flying etc. There is a dog-exercise area at Newtown Park and a skate park opposite Wakefield Park.

The sector is characterised by the two main tracks on the Mt Albert Ridge (Southern Walkway<sup>100</sup>) and Kingston Ridge (City to Sea Walkway<sup>101</sup>, part of Te Araroa, the national walkway). They provide walking and cycling opportunities with views of Cook Strait, the Miramar Peninsula and the airport.

The area also contains the Parks, Sport and Recreation Depot off Russell Terrace in Newtown and the Berhampore Nursery off Emerson Street in Berhampore.

There are two reservoirs in this sector, both situated on high ground off Mt Albert Road close to the National Hockey Stadium.

A large part of this sector is occupied by Wellington Zoo, which is operated by a Trust. The Zoo is not covered by this Management Plan.

### **8.6.2 Land addition and boundary rationalisation**

#### **Policies**

8.6.2.1 Regularise the legal road alignments at:

- Stanley Street, in front of the Berhampore Nursery.

This sector of the Town Belt forms the curve of the distinctive horseshoe shape of the Town Belt and defines the southern boundary of the Town Belt landscape framework that encircles the inner city.

The 1995 Management Plan aimed to extend the Town Belt concept by including the Council-owned reserve areas south of the horseshoe, along Tawatawa Ridge in the west and Houghton Valley reserves in the east.

The proposed approach is to strengthen the Town Belt's continuity and its distinguishable features, such as the visual and physical relationship with the central city and defined horseshoe shape (Sector 6: context map). The location and aspect of the reserve areas along Tawatawa Ridge and within Houghton Valley are visually more connected with the suburb of Island Bay and the South Coast as opposed to the central city. These reserve areas are not added to the Town Belt and are included in the Suburban Reserves Management Plan.

There is one area that still requires legal road boundary rationalisation – a small area of Stanley Street in front of the Berhampore Nursery.

<sup>100</sup> An 11km walkway from Oriental Bay to Island Bay

<sup>101</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

### 8.6.3 Landscape and ecological management

#### Policies

- 8.6.3.1 Establish coastal forest cover on the higher ground on the eastern and western ridges.
- 8.6.3.2 Establish vegetation linkages across the valley to develop ecological and landscape corridors.
- 8.6.3.3 Retain the open space character of the Berhampore Golf Course.
- 8.6.3.4 Establish a mixed forest around Newtown Park and Wellington Zoo to complement the zoo planting.
- 8.6.3.5 Retain the parkland character and historic pines around Newtown Park.
- 8.6.3.6 Continue with animal pest control and the control of weeds.

There have been substantial vegetation changes over the past 15 years in this sector with:

- major removal of exotic forest on the east-facing slopes above Berhampore Golf Course. There has been extensive replanting and restoration with native vegetation. However, the difficult site conditions have meant a generally low survival rate.
- thinning out of younger pine-tree plantings within the golf course
- revegetation of gorse-covered slopes and steep mowing sites on Mt Albert above the National Hockey Stadium
- selective removal of hazardous trees on Manchester Street above Wellington Zoo.

There is a strong coastal influence in this sector with the potential for much of the scrubland to return to coastal native forest. Restoration practices in these areas should support this long-term change. This should be carried out in conjunction with the reserve areas on the Kingston and Southgate ridges flanking Island Bay to improve ecological connectivity with the coast.

In addition, the **Manawa Karioi Society Inc** is restoring 12 hectares of land adjacent to this sector on the slopes south of Kingston.

The Berhampore Golf Course and Wakefield Park sports turf are major constraints to developing a more recognisable Town Belt character and ecological corridors across the Adelaide Road saddle (Sector 6: landscape and existing vegetation).

There are still substantial areas of mature conifers on both sides of the zoo, which provide an important framework to the area and should be retained. It is accepted that some of the trees next to the zoo do provide substantial shading to some enclosures and consideration should be given to their replacement with smaller species once removal occurs.

No major conifer removal is planned in the next 10 years unless there are major tree failures.

### 8.6.4 Recreation

#### Policies

- 8.6.4.1 Maintain and develop Wakefield Park, Martin Luckie Park, Mt Albert Park, Newtown Park and Melrose Park as facilities for outdoor sport and recreation.

- 8.6.4.2 Continue to work with the Mornington Golf Club to assess the scope, scale and facilities provided at the Berhampore Golf Course and the development and management opportunities available.
- 8.6.4.3 Assess the impact of the golf course on public access and other recreational opportunities and address how to integrate other recreational uses with golf.
- 8.6.4.4 Assess the proposed track links between Newtown and the Central Business District to ensure they integrate with the Town Belt track network and minimise conflict with Town Belt users.
- 8.6.4.5 The movement of horses within Sector 6: Golf Course/Mt Albert by the Light Horse Club between its two grazing areas is an allowed activity.
- 8.6.4.6 Facilitate and work with the Wellington Hockey Association which is investigating options at the National Hockey Stadium including:
  - a) a third hockey turf
  - b) upgrading the stadium to international standards.
- 8.6.4.7 Facilitate and work with the clubs at Wakefield Park who are investigating options for a purpose-built sporting hub at the park.

The area is the most extensively developed for formal sport (including the golf course) on the Town Belt (Sector 6: current uses map).

There are play areas at Farnham Street, Newtown Park and Melrose Park. These have been renewed within the past 10 years. There is a skate park on the eastern side of Adelaide Road.

There are two dog exercise areas – at Newtown Park and Mt Albert.

There are several club facilities in this sector including the following:

- **Foundation for the National Hockey Stadium** owns and manages the clubrooms at the National Hockey Stadium.
- **Mornington Golf Club** has a ground lease for the former Berhampore Bowling Club building off Duppa Street.
- **Island Bay Softball Club and Island Bay United Association Football Club clubrooms** are next to the artificial sports turf on Wakefield Park.
- **Scout Association of New Zealand, 1st Island Bay Group** is on Dover Street.
- **Rangimarie Municipal Tennis Club** leases the clubhouse next to the tennis courts on Lavaud Street.
- **Wellington Chinese Sports & Cultural Centre** owns and manages an indoor sports centre above the National Hockey stadium off Mt Albert Road.
- **Wellington Olympic AFC** leases the former Mornington Golf Club building on Adelaide Road.
- **Wellington Pistol Club** and **Wellington Smallbore Rifle Association** share facilities next to Russell Terrace.

The **Island Bay and Berhampore Community Orchard Trust** has a licence for a community orchard.

There are several possible changes and developments that could occur in this area.

**Martin Luckie Park:** The Wellington Phoenix football team is based at the park and uses the two sand carpet fields and changing facilities.

**Wakefield Park:** The redevelopment of this area with the installation of two artificial fields and infrastructure, including lighting, has increased use of this facility. The clubs using the park are investigating future club and changing facilities possibly as a stand-alone new facility. Other factors that need to be considered include:

- possible reconfiguration of the golf course and assessment of demand for car parking
- development of an accessible community walking track around the park and play space for children.



**Wakefield Park artificial sportsfields**



**Newtown Park in the 1890s**

(S C Smith Collection, Alexander Turnbull Library, F- 152785-1/2)

**Newtown Park:** The park has an all-weather athletics track and facilities including grandstand and club facilities. The artificial track surface was replaced in 2012/2013 with improvements to the Newtown No 1 field in the centre of the artificial track.

Newtown Park is used by Athletics Wellington and Wellington United.

**National Hockey Stadium:** The stadium has two artificial surfaces and clubroom and office facilities. It hosts club, regional, national and international competition. A third artificial surface was opened in June 2017.

The Foundation for the National Hockey Stadium and Wellington Hockey Association have a long-term plan that proposes redeveloped infrastructure and clubroom/office facilities. This is to cater for increasing demand for hockey regionally and the ability of the stadium to host large hockey events, including test matches.

**Berhampore Golf Course:** The Mornington Golf Club has moved to the former Berhampore Bowling Club building on Duppa Street. It has converted one bowling green to a practice green. The club has a Memorandum of Understanding to work in partnership with the Council and assist with some tasks associated with the maintenance and running of the golf course. Both parties will work on the future configuration of the course. Options include:

- reconfiguration of the current 18 holes (to better suit the new golf club facility) and training area
- reducing the course to a nine-hole course and playing on the western side of Adelaide Road only
- reducing the course area to 13-holes on the western side of Adelaide Road (five holes would be played twice to continue with an 18-hole course).

If the long-term configuration of the golf course is limited to the western side of Adelaide Road, consideration will be needed on the future management of the eastern side. The rolling, open nature of the landscape would lend itself to a range of informal recreation activities including biking, walking and running.

**Tracks:** Track and commuter links in this area are constrained by the golf course. As part of the Council's Walking Policy and Cycling Policy there are two proposals to improve access between suburbs and the central city that could use the Town Belt:

- A walking and cycling link could be created between Island Bay and Newtown (in particular South Wellington Intermediate School) using parts of the Town Belt on the eastern side of Adelaide Road through Martin Luckie Park.
- A commuter cycling link could be created between Island Bay and the central city passing through sections of the Town Belt.

These links would provide for local Town Belt use as well as commuting use and would be all-weather tracks with a hard surface.

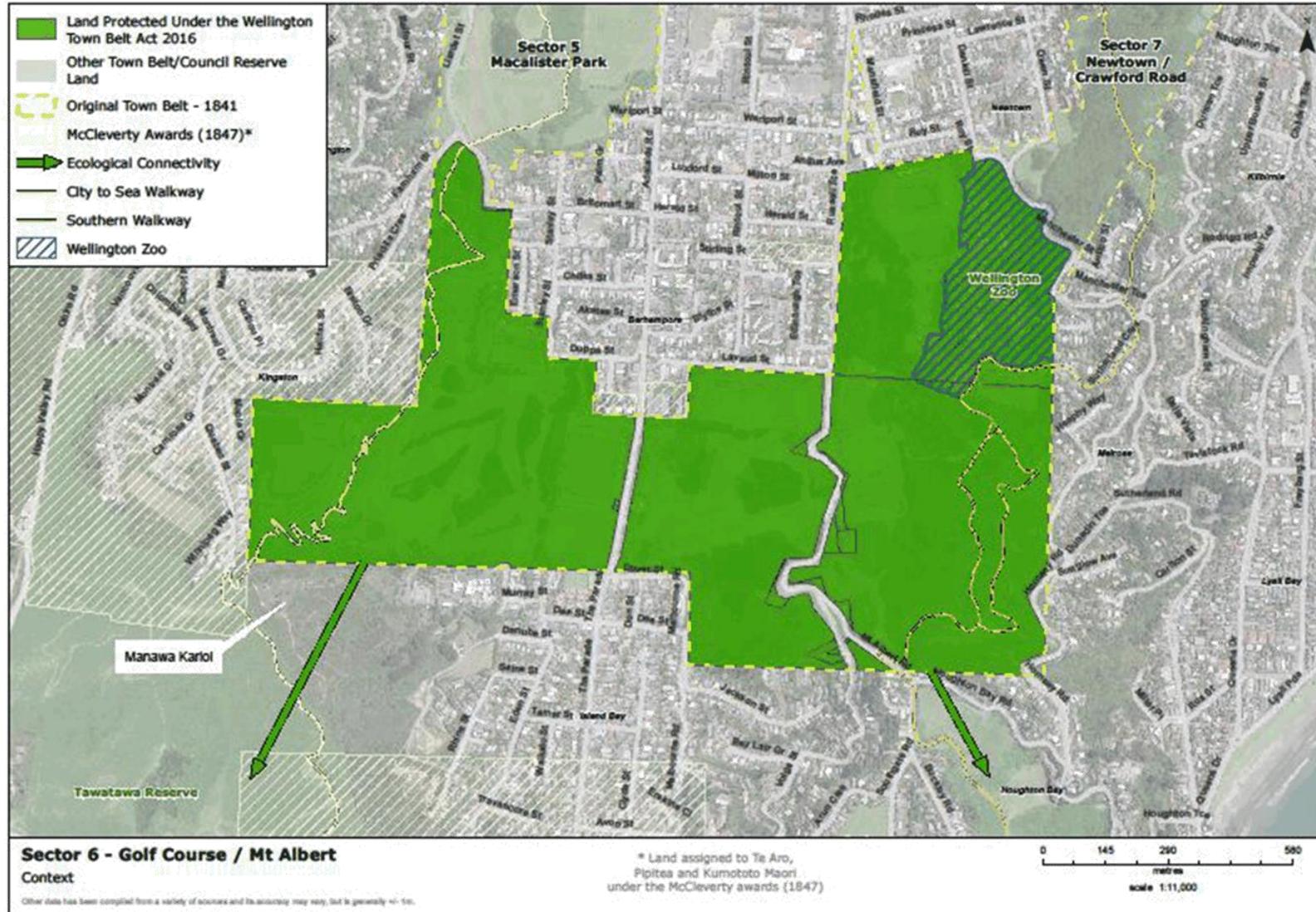
### **8.6.5 Parks infrastructure**

#### **Policies**

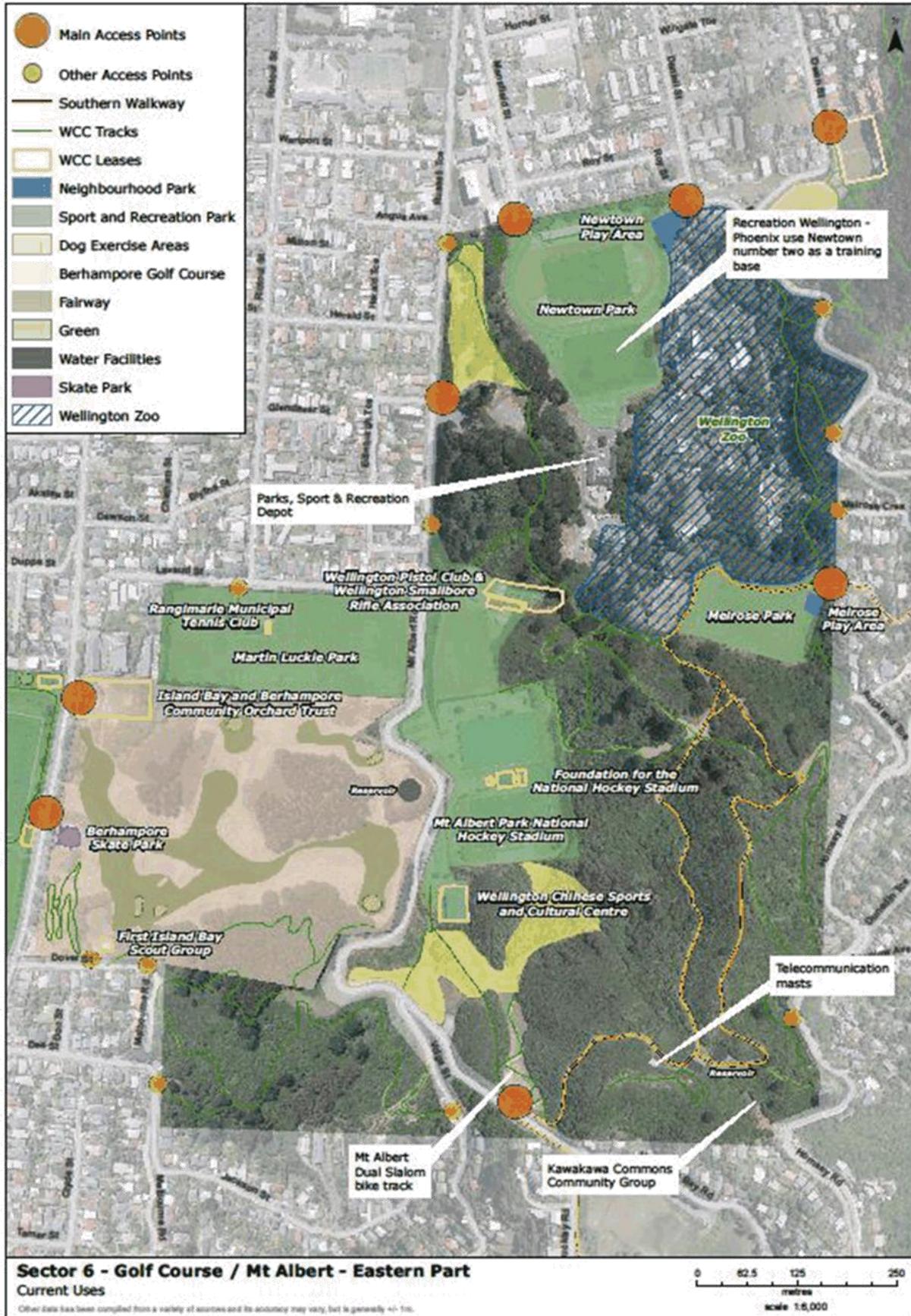
- 8.6.5.1 The Berhampore Plant Nursery shall remain at its present location to provide plant material for Council restoration and beautification projects.
- 8.6.5.2 The Newtown Parks Depot shall remain at its present location to provide an operational base for the management of Council parks and reserves.

### **8.6.6 Encroachments**

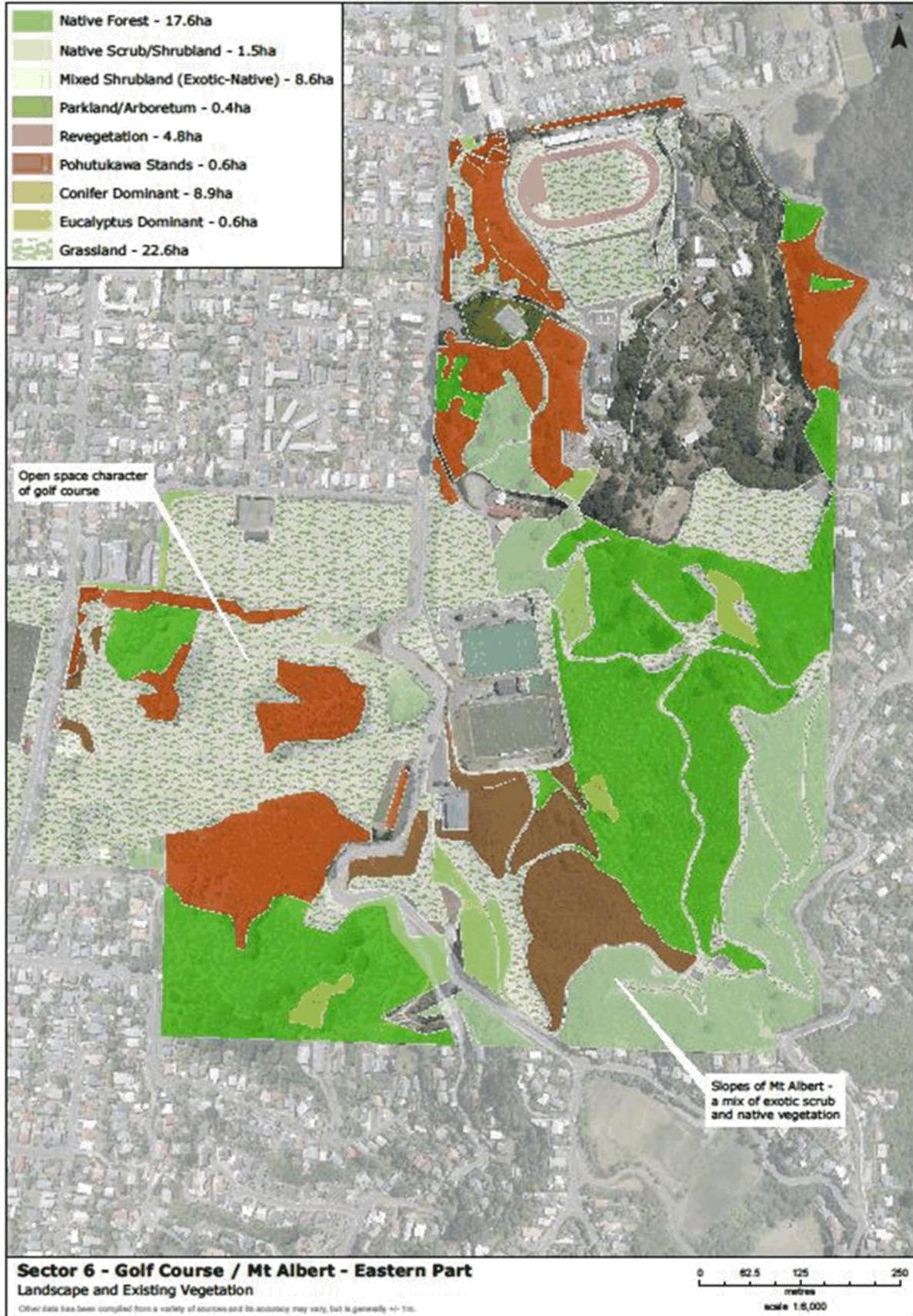
There are no major encroachments in this sector.











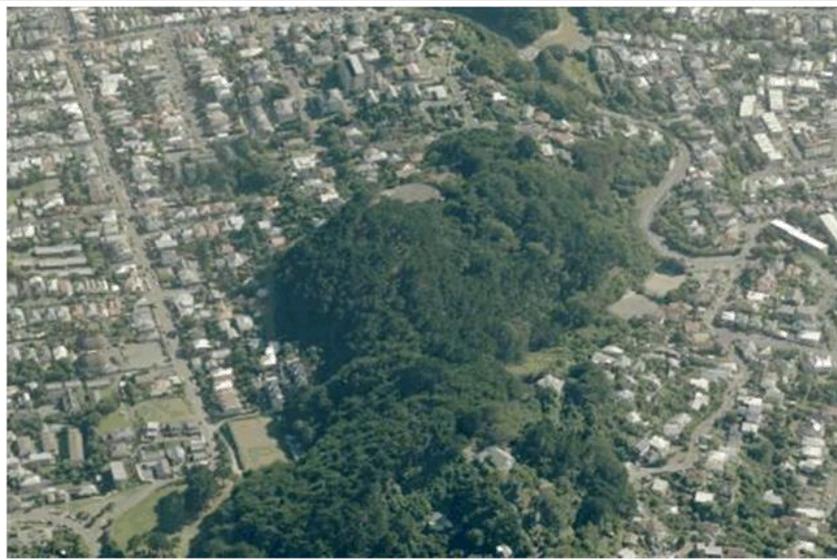




**Table 6: Town Belt additions, removals and boundary rationalisations – Berhampore Golf Course/Mt Albert sector**

<b>Site name</b>	<b>Legal description and area</b>	<b>Description, location, current use</b>	<b>Previous policy</b>	<b>Discussion, criteria assessment</b>	<b>Recommendation</b>	<b>Land covered by this TBMP</b>
Stanley Street road alignment	Part of Stanley Street (legal road) outside the entrance to the Council-owned Berhampore Nursery, Part of CT 47B/388.	A small area of Stanley Street encroaches onto Town Belt land and this requires rationalisation. Part of the Town Belt land should become legal road.		Boundary rationalisation.	Part of Stanley Street, outside the entrance to the Berhampore Nursery, should be resurveyed to follow the actual road carriageway. As part of this process, a small area of Town Belt land will be removed (the exact area to be confirmed following survey).	Yes

## 8.7 Sector 7 Newtown/Crawford Road



**Southern part of Sector 7 between Newtown and Kilbirnie.**  
Note Carmichael Reservoir in top left of Town Belt.

### 8.7.1 Character and use

This sector defines the eastern edge of Newtown, occupying a lower part of the Mt Victoria/Mt Albert ridge between Manchester Street and Mt Alfred (Sector 7: context map).

Most of this sector occupies the western-facing slopes above Newtown. The tall vegetation on the ridgetop is an important backdrop seen from the eastern suburbs. The sector has varied character from south to north, with forested areas, open parkland and recreational development.

1. The **conifer plantation** from Manchester Street to Crawford Road, partly removed in 2010, forms a distinctive block of tall forest with some eucalypts and native regeneration on the eastern slopes.
2. **The Crawford Road saddle** has areas of mixed vegetation along with mown grass.
3. A **parkland area** north of Crawford Road has scattered tree groupings of mixed species with large open areas and sports and recreation clubrooms and facilities. The former Chest Hospital is at the northern end.
4. A **south-facing valley** between Wellington Hospital and the Chest Hospital, known as Vice Regal Park, was formerly part of Government House.

This area is mainly used for informal recreation. There is a network of tracks, including the Southern Walkway.

There is a play area at Vice Regal Park and two dog exercise areas – at the corner of Owen and Manchester streets and at Vice Regal Park.

There are two water reservoirs within the sector:

- public reservoir south of Coromandel Street
- reservoir off the northern end of Owen Street servicing the hospital and not part of the citywide network.

### 8.7.2 Land addition and boundary rationalisation

#### Policies

8.7.2.1 To formally add the following areas to the Town Belt:

- road reserve on the corner of Owen Street and Manchester Street.

8.7.2.2 The Council will initiate discussions with the Ministry of Education and Port Nicholson Block Settlement Trust over the future ownership, status and use of the land formed by the steep eastern slopes above Wellington College and Wellington East Girls' College and Alexandra Park sportsfield with the intention of returning these lands no longer required by the colleges to the Town Belt.

There is one proposed addition to the Town Belt within this sector (Sector 7: context map) – part of Owen Street road reserve. This area will be managed under this management plan. Please refer to Table 7 at the end of this sector for a complete list of Town Belt land additions and removals and boundary rationalisations.

**Road reserve on the corner of Owen Street and Manchester Street.** This is a small grassed area of road reserve neighbouring the Town Belt in the vicinity of Manchester and Owen streets. It contributes to the overall landscape values of this area and is already perceived to be Town Belt. This will require the appropriate survey work, road stopping and formal inclusion into the Town Belt through the proposed legislative change.

**Government House:** The land owned by the Crown and used for Vice Regal/Head of State purposes was part of the original Town Belt. There are strong economic and cultural benefits to Wellington in continuing to be the home of the Vice Regal Representative. If the land, either in whole or part, becomes surplus to the requirements of the Crown, then the Council will discuss with the Crown the possible return of the land to the Town Belt.

**Ministry of Education – the back portion of Wellington College and Wellington East Girls' College land:** The land comprises the steep eastern slopes above Wellington College and Wellington East Girls' College and Alexandra Park sportsfield, which is used from time to time by students.

The site is next to the Town Belt and together they make up the vegetated slopes of Mt Victoria. The slopes are visually dominant from the central city and form the easternmost arm of the Town Belt's horseshoe shape. The site includes the summit of Mt Alfred and the site of Te Akatarewa Pā. It is identified as the Te Ranga a Hiwi Precinct in the Wellington City Council's District Plan.

The land was part of the original Town Belt. In 1872 the land was allocated for a 'Collegiate Institution' and in 1874 Wellington College was opened, followed later by Wellington East Girls' College. The land is owned by the Crown, and managed by the Ministry of Education.

It is included in the Deed of Settlement RFR land schedule, and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus.

From the assessment, the Council considers this land to be high priority for addition into the Town Belt.

**8.7.3 Former Chest Hospital land**

The objectives and policies relating to the Chest Hospital land and buildings need to allow sustainable activities to take place that meet with the Crown's land transfer conditions.

These objectives and policies will be sympathetic – but not necessarily consistent – with the guiding principles and general objectives and policies of this management plan. The Chest Hospital land and buildings will be managed in accordance with the following objectives and policies:

**Objectives**

**Manage the Chest Hospital land and buildings in a manner that seeks a long-term sustainable use of the buildings while protecting and enhancing the site's heritage and reserve values.**

**Policies**

- 8.7.3.1 Manage the Chest Hospital land and buildings in accordance with section 8.7.3 of this plan. When inconsistencies occur between the general objectives and policies of this plan and the Chest Hospital objective and policies, then the Chest Hospital objective and policies prevail. This section takes precedence over the rules for use and development in Chapter 9.
- 8.7.3.2 The heritage values of the Chest Hospital building, the Nurses Hostel and the covered walkway linking the two buildings and curtilage will be recognised and protected.
- 8.7.3.3 Any proposed development will be assessed against the proposal's consistency with the heritage listing in the District Plan.
- 8.7.3.4 The Council will continue to work with the Wellington SPCA in accordance with the terms of the Lease dated 10 June 2013.
- 8.7.3.5 If in the event the Lease terminates then the Council will seek to find a long-term sustainable use for the Chest Hospital, taking into account the following parameters:
- evidence of a 'public good' element
  - strategic fit with *Wellington Towards 2040: Smart Capital*
  - optimal use of resources/assets – including use of the buildings' secluded park-like setting
  - environmental impact – does the use have the potential to adversely affect heritage and reserve values?
  - the extent of building modifications required
  - demonstrated need and community support for the activity.
- 8.7.3.6 Public access will be maintained to the grounds and to the walking link between Alexandra Road and Owen Street through the site.

**Background**

The former Chest Hospital land (Chest Hospital) and buildings were transferred at no cost to the Council in December 2002 by the Capital & Coast District Health Board. The land involves two lots with a total area of 3.21 hectares. Lot 3 is the open space area around the buildings, with Lot 4 containing the Chest Hospital building, the Nurses' Hostel and a covered walkway linking the two

buildings. These are all listed as Heritage Buildings in the Wellington District Plan. The Chest Hospital Building is a Category II Historic Place. There is also a chapel, a boiler room and a small shed on the site.

The acquisition was consistent with the Town Belt Reinstatement Policy 1998. The transfer from the Crown was made on the basis the Council:

- accepted the buildings on an 'as-is, where-is' basis
- recognised the heritage status of the buildings
- held it as reserve
- never sold any of the land or buildings.

In 2004 the Council issued a request for proposals for the future use of the facility. The SPCA submitted the preferred proposal and in June 2007 the Council approved granting a lease to the SPCA. In August 2007 the SPCA entered into an agreement to lease.

The Council completed all exterior refurbishment works in February 2010, which consisted of:

- exterior refurbishment of the Chest Hospital building
- upgrade of the infrastructure (power, gas, water) to the buildings
- exterior upgrade to the Nurses Hostel
- earthquake strengthening works to the Chest Hospital and Nurses Hostel

A lease was signed on 10 June 2013.

#### **8.7.4 Landscape and ecological management**

##### **Policies**

- 8.7.4.1 Manage the sports club area north of Crawford Road as open parkland with associated ridgetop stands of conifer and eucalypts.
- 8.7.4.2 Retain a reduced area of conifer plantings as a landmark feature south of Crawford Road, with native vegetation on the lower slopes.
- 8.7.4.3 Establish a commemorative tree planting area around the mown grass area between the former Chest Hospital land and Table Tennis Club, known as Victory Gardens, to acknowledge its historic use as a community garden.
- 8.7.4.4 Continue with animal pest control and the control of weeds.

The vegetation includes a conifer plantation between Manchester Street and Crawford Road with some eucalypts and regenerating native vegetation and, north of Crawford Road, a parkland area of open grass with scattered trees (Sector 7: landscape and existing vegetation map).

The area has undergone some major vegetation changes over the past 10 years. In particular:

- hazardous tree removal adjacent to residential properties in Kotinga Street and Owen Street
- tree removal and pruning of mature conifers along Alexandra Road
- major revegetation planting on Vice Regal Park next to Government House
- major tree removal and replanting around the Chest Hospital
- tree removal around the Kilbirnie Tennis Club.

This is part of the Mt Victoria/Mt Albert ridge where selective long-term use of conifers and eucalypts will continue due to:

- site conditions where tall native trees may be difficult to establish
- high recreational use where forests with open understorey are desirable.

The vegetation and its visual qualities need to be maintained as part of the scenic drive along Alexandra Road.

#### **8.7.5 Recreation**

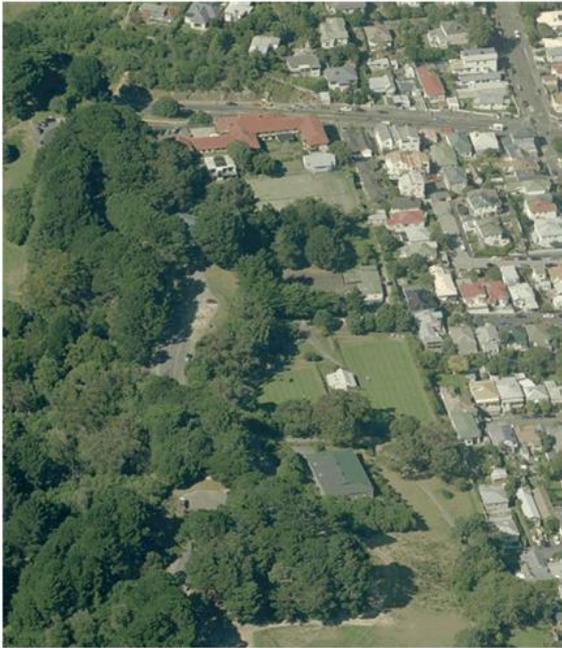
##### **Policies**

- 8.7.5.1 Protect the natural visual quality of Alexandra Road as an important scenic route through the Town Belt.
- 8.7.5.2 Limit development of club facilities to their existing lease footprints to retain the parkland character of this Town Belt sector.

There are no large sportsfields in this sector given the steep topography, but a number of sporting and community clubs with associated facilities have developed (Sector 7: current uses map). In the south of the sector are:

- **Workingmen's Club Bowling Club** with two outdoor greens on Owen Street
- **Kilbirnie Tennis Club**, which has a clubhouse with five outdoor courts on Crawford Road.

In addition, there is a cluster of clubs on the western slopes of Mt Victoria/Matairangi at the southern end of Alexandra Road. The club facilities are clustered below the skyline within a parkland setting that reduces their visual impact. It is important that any development in this area does not change its character.



**Cluster of club buildings north of Constable Street, Newtown**

At top of photo the red-roofed building is the Mt Victoria Lifecare Rest Home situated on Original Town Belt land.

These clubs comprise:

- **Table Tennis Wellington building**
- **Wellington Harrier Athletic Club building**
- **Wellington Canine Obedience Club**, which leases a building and outdoor area
- **Wellington Municipal Croquet Club**, which owns the clubhouse next to the croquet greens
- **Wellington Tennis Club**, which has a clubhouse and four artificial courts.

Walking routes include the Southern Walkway<sup>102</sup> and connections to local streets and the neighbouring Truby King Park.

Alexandra Road is the main road to Mt Victoria lookout (Sector 9). The lookout area is the most visited part of the Town Belt for residents. This area borders Alexandra Road and provides a scenic drive.

### 8.7.6 Encroachments

#### Policy

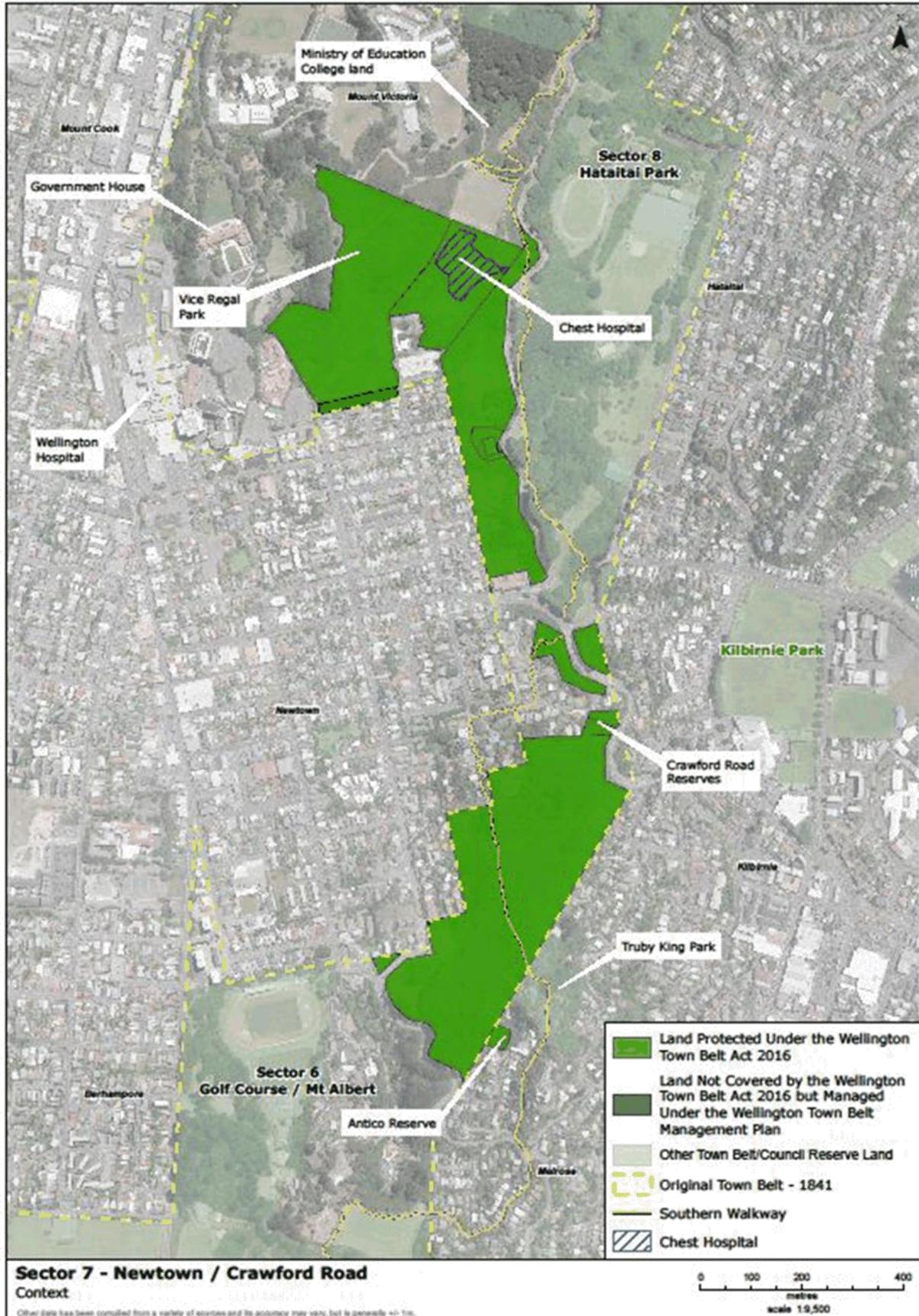
8.7.6.1 Measures shall be taken to eventually exclude private vehicle access from the Carmichael reservoir access track off the end of Owen Street<sup>103</sup>.

A vehicle track, which provides access to the Carmichael water reservoir off Owen Street, is also used by local residents for drive-on access to several nearby private properties at the top of Coromandel Street and Colville Street. The Southern Walkway passes along part of the length of this track, which is maintained to a level suitable for reservoir access vehicles. A gate has been installed at Owen Street to manage private vehicle use. No new access is currently being permitted.

Access encroachments such as this are contrary to the Wellington Town Belt Act and Town Belt Deed and the purpose of providing open space. Residents will need to make an application for an encroachment licence to the Council, which will be assessed against the policies in 9.6.8 of this management plan. In particular policy 9.6.9.9, which identifies that immediate removal can be complicated by long-term historical use and in such cases fixed term licences can be negotiated.

<sup>102</sup> An 11km walkway from Oriental Bay to Island Bay

<sup>103</sup> This would not preclude the issuing of temporary access permits for occasional access.



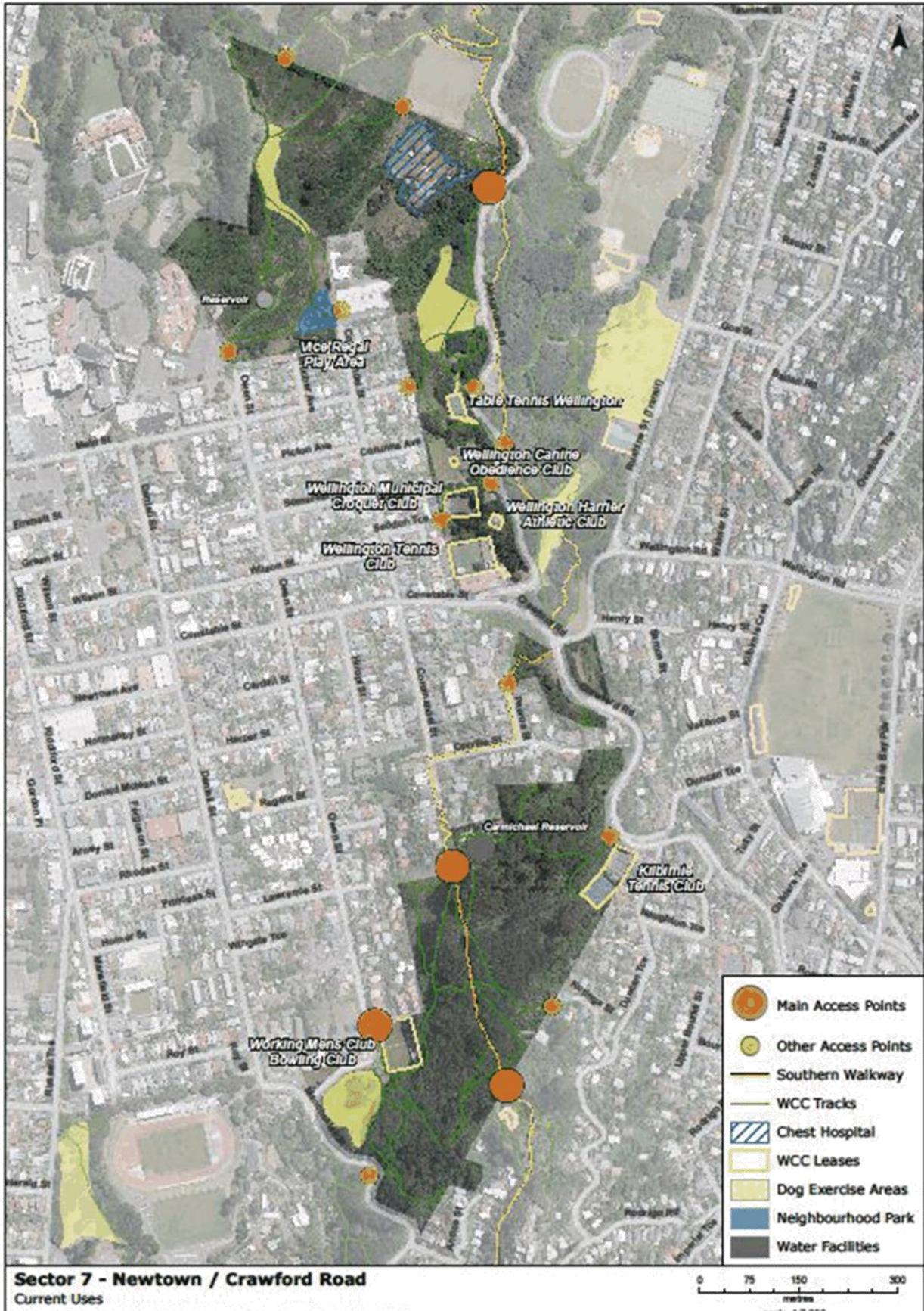






Table 7: Town Belt additions, removals and boundary rationalisations – Newtown/ Crawford Road sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land cover by this TBM
Road Reserve on corner of Owen and Manchester Street	Legal road.	This is a small grassed area of Road Reserve adjoining the Town Belt in the vicinity of Manchester and Owen streets.		This land contributes to the overall landscape values of this area and is already perceived to be Town Belt.	This road reserve should be added to the Town Belt following survey and road stopping.	No, currently legal road but should be managed consistently with TBMP policies.
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land cover by this TBM
Government House	The land comprises 11.1942ha and is described as Pt Sec 1248 Town of Wellington. It is Government Purpose Reserve (Vice Regal Residence), NZ Gazette 1984 page 5470.	The Vice Regal Residence or Government House is located on the eastern side of Adelaide Road, between Wellington College and Wellington Hospital. It can be accessed from the corner of Rugby and Dufferin streets off the Basin Reserve.	The TBRP 1998 states: <i>The current Council policy is to seek land ownership of all the Vice Regal land with a lease back to the Crown. This policy cannot be enforced by the Council and relies on cooperation from the Crown. However, the Crown opposes the policy. No progress has therefore been achieved.</i>  <i>There is unlikely to be any land declared surplus to Vice Regal requirements and there are strong economic and cultural benefits to Wellington in continuing to be the home of the Vice Regal representative or any future Head of State.</i>  <i>Accordingly, the policy is to seek agreement in principle from the Crown that should the land ever be surplus to Vice Regal/Head of State purposes, the land be transferred to the Council for Town Belt purposes.</i> <a href="#">(page 19)</a>	The land currently owned by the Crown and used for Vice Regal/Head of State purposes was part of the original Town Belt. There are strong economic and cultural benefits to Wellington continuing to be the home of the Vice Regal Representative.	If the land either in whole or part become surplus to the requirements of the Crown, then the Council will discuss with the Crown the possible return of the land to the Town Belt.	No
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land cover by this TBM
Hospital Road/Hugh St Play Area	The area comprises 0.1695ha and is described as Part Town	This reserve area is located off Hospital Road, behind Council-owned properties in Hugh Street		This small reserve is isolated from any existing Town Belt land by the Vice Regal lands. It is considered	The land is managed under the Suburban Reserves	No

	Belt, situated in Block XI, Port Nicholson Survey District, Town of Wellington. It is held as a reserve for a children's playground and vested in Wellington City Council. Part New Zealand Gazette, 1945, page 260 and 306.	and next to the Vice Regal residence. It is a small grassed area and, although it is described as a children's play area, the land contains no play equipment.		that while the Vice Regal land is used for Head of State purposes it is not justifiable to have this reserve land included in the Town Belt. It is a reserve, and with Recreation Reserve classification has suitable protection.	Management Plan.	
Ministry of Education land 'College land'	<p>The College land is located between Patterson Street, Alexandra Road and the Vice Regal residence. It is the site for Wellington College and Wellington East Girls' College. The land is described as Part section 1078 on the Plan of the City of Wellington, comprising 0.0799ha, held in NZ Gazette notice 096525.1.</p> <p>Part of the Town Belt reserve and parts of the College Site reserve, comprising 23.9662ha, held in NZ Gazette notice 096525.1.</p>	<p>The land is owned by the Crown, and managed by the Ministry of Education.</p> <p>The land includes the steep eastern slopes above Wellington College and Wellington East Girls' College and Alexandra Park sportsfield, which is used from time to time by students.</p> <p>This land is included in the Deed of Settlement RFR Land Schedule and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus.</p> <p>Background information:</p> <p><i>The land was originally part of the New Zealand Company's belt of land for 'public purposes'. In 1872 the land was allocated for the purposes of a Collegiate Institution and in 1874 Wellington College opened. Some time after that Wellington East Girls' College was opened. The land is therefore not subject to the 1873 Deed for Town Belt reserves purposes.</i></p>	<p>The TBRP 1998 states:</p> <p><i>The current Council policy is to seek land ownership of all the college land with a lease back to the Ministry of Education of the land not cross-hatched on Map 5. This policy cannot be enforced by the Council and relies on cooperation from the Ministry and colleges. The Ministry and colleges oppose the policy. No progress has therefore been achieved in respect of any college land.</i></p> <p><i>The policy is that the Council initiate negotiations with the Ministry of Education, colleges and the Crown for the cross-hatched land to be transferred to the Council for Town Belt purposes, in whole or in part. Negotiations should also seek agreement in principle that any land declared surplus to college requirements in the future would be transferred to the Council for Town Belt purposes. The above should be advanced in the context of a partnership between the Council, Ministry of Education and the colleges (page 18-19).</i></p>	<p>The open space land behind the colleges, including Alexandra Park, connects with the Town Belt and together they make up the vegetated slopes of Mt Victoria. The slopes are visually dominant from the central city and form the easternmost arm of the Town Belt's horseshoe shape. The land includes the summit of Mt Alfred and the site of Te Akatarewa Pā. It is identified as the Te Ranga a Hiwi Precinct in the Wellington City Council's District Plan.</p> <p>The land was part of the original Town Belt. In 1872 the land was allocated for a Collegiate Institution and in 1874 Wellington College was opened, followed later by Wellington East Girls' College.</p>	It is recommended that the Council will work in partnership with the Port Nicholson Block Settlement Trust, and the Ministry of Education regarding the reinstatement of Town Belt status of the open space land behind Wellington College and Wellington East Girls College.	No

## 8.8 Sector 8 Hataitai Park



### The recreation hub at Hataitai Park

Note Badminton Hall at the top of picture and Velodrome at bottom centre.

#### 8.8.1 Character and use

The sector occupies the east face of the Mt Victoria ridge. Its entire western boundary is formed by Alexandra Road, which runs along the top of the ridge. Ruahine Street and Hapua Road form much of the eastern boundary (Sector 8: context map).

The east-facing slope of Mt Victoria has two distinct parts. There is a distinct contrast between the southern area, subject to intense recreation use, and the northern part, a less-used more secluded area.

- The area between the Mt Victoria summit and the Mt Victoria Tunnel features undeveloped slopes containing regenerating native vegetation with scattered clusters of pine trees on the skyline.
- South of the tunnel the lower ground is occupied by a major sport and recreation park (Hataitai Park) mainly screened from view by landform and vegetation. The slopes above

the park are forested with a mosaic of exotic species, with a native understorey developing in several places. Next to Ruahine Street is an open grass glade and clusters of ornamental trees and shrubs sloping down to the road.

The area is an important green backdrop to Hataitai and the eastern suburbs. Tree height on the skyline emphasises the landform. The south-east aspect is favourable to native and broadleaf exotic species.

The sector is a highly visible 'green space' between State Highway One (Ruahine Street) and Alexandra Road (the main road to the Mt Victoria lookout).

This area is mainly used for formal recreation – 44 percent of Wellington residents had used this area in the past 6 months, 23 percent had never visited. There is a large recreation hub with facilities for sports including softball, netball, tennis, football, rugby, badminton, gymnastics, and cycling.

A network of tracks, including part of the Southern Walkway<sup>108</sup>, provide varied walking opportunities through forest and open glades, many of which connect with the Town Belt and local streets in Hataitai. There is a bike skills area at the southern end as well as a dog exercise area.

### 8.8.2 Land addition and boundary rationalisation

#### Policies – Land additions and boundary rationalisations

8.8.2.1 The Council will continue working with NZTA to identify options for reducing or mitigating the impacts of State Highway 1 on the Town Belt and in particular Hataitai Park.

8.8.2.2 Also refer to policy 2.6.3 re: The Crown taking Town Belt land.

8.8.2.3 The Hataitai bus tunnel passing under the Town Belt land in this sector should be surveyed. Following the survey, the legal status of the subsoil, used for tunnel purposes, should be legally removed from the Town Belt and then gazetted road.

There are no proposed additions to the Town Belt in this sector.

**State Highway 1:** In July-August 2011, the New Zealand Transport Agency (NZTA) sought public feedback on *"The Inner City Transport Network: Improvements for a Successful Capital City"*. The proposal includes the following:

- A bridge to the north of the Basin Reserve to improve traffic flows and reduce journey times for public transport
- A second Mt Victoria Tunnel to the north of the existing one (two lanes east-bound)
- Widening Ruahine Street and Wellington Road. In places, particularly near Badminton Hall, the encroachment into Town Belt could exceed the existing designation boundary
- A new pedestrian and cycle path between Cobham Drive and the Basin Reserve

The Council's position at that time was that:

- it supports the alignment of the Mt Victoria tunnel to the north of the existing tunnel
- while it has various impacts that need to be considered, the option of widening Ruahine Street to the west (requiring the compulsory acquisition of Town Belt land) is preferable to widening into the residential area to the east

<sup>108</sup> An 11km walkway from Oriental Bay to Island Bay

- it will seek to minimise the widening of the street on to the Town Belt
- if the second Mt Victoria Tunnel and widening of Ruahine Street goes ahead, the New Zealand Transport Agency (NZTA) will need to acquire part of the Town Belt, which is held in trust by the Council. During that process the Council will need to make decisions under the Wellington Town Belt Act 2016.<sup>109</sup>

The impacts of the proposal on the Town Belt include:

- the loss of land
- landscape impacts
- loss of amenity and changes to the character of parts of the Town Belt next to Ruahine Street
- displacement of recreational activities, particularly badminton and the dog exercise area, and the displacement of Hataitai Kindergarten
- loss of mature trees and indigenous vegetation
- improved vehicle access at Goa Street
- changes to parking in Ruahine Street and traffic impacts in Moxham Avenue that are likely to impact on the demand for parking at Hataitai Park
- temporary affects associated with the construction that could include closure of some parts of the park, periodic access issues and so on.

Let's Get Wellington Moving is a joint initiative between Wellington City Council, Greater Wellington Regional Council, and the NZ Transport Agency. The focus is the area from Ngauranga Gorge to the Airport, encompassing the Wellington Urban Motorway and connections to Wellington Hospital and eastern and southern suburbs.

### 8.8.3 Landscape and ecological management

#### Policies

8.8.3.1 Return the northern wedge to native coastal forest and gradually remove the mature conifers on the eastern side of Alexandra Road.

8.8.3.2 Perpetuate and diversify the mixed forest in and around Hataitai Park as both a visual backdrop and a recreational environment, in particular preserving the mature-tree framework.

8.8.3.3 Retain conifers on the skyline to emphasise the landform, provide shelter and integrate with vegetation types on the west side.

8.8.3.4 Continue with animal pest control and the control of weeds.

The vegetation and its visual qualities need to be carefully managed as this is a highly visible area, especially the boundary with Alexandra Road and along State Highway 1.

The landscape has changed little over the past 15 years with few tree removals apart from the recent removal of a line of macrocarpas adjacent to the sportsfield and Wellington Football Club. The large mature conifers next to Alexandra Road have undergone major pruning. In addition, there have been revegetation plantings on the Hataitai to City Walkway.

<sup>109</sup> The Council holds the Town Belt in trust and any negotiation around sale or exchange of land for roading needs to be carefully managed and the legal issues fully considered. It is noted that NZTA has the power to compulsorily purchase the land required from the Council subject to the provisions of Clause 23 of the Wellington Town Belt Act 2016.

The northern area, between the road tunnel and Mt Victoria faces east and native shrubland is regenerating well. Along the ridgeline are a number of mature conifers that provide a backdrop to the ridgeline and will be retained as long as practicable (Sector 8: landscape and existing vegetation map).

The mixed planting around Hataitai Park and the native regeneration above the park provide a green framework for the recreation facilities and need to be retained and enhanced to mitigate the visual effects of this hub.

#### 8.8.4 Recreation

##### Policies

8.8.4.1 Establish a Hataitai Park Advisory Group of sporting organisations to develop a long-term master plan for the park, which includes:

- retaining the landscape character of the park while allowing flexibility for sporting development
- developing a landscape plan for the changed Ruahine Street frontage to reflect its amenity value and prominent location
- working with NZTA regarding potential changes to access and parking as a result of the state highway development
- rationalisation and/or sharing of sporting infrastructure and buildings wherever possible – in particular, an assessment over the future maintenance and resurfacing of the velodrome
- working with Wellington Badminton and NZTA to look for suitable alternative locations for Badminton Hall if it is confirmed that the hall will be affected by the state highway development
- Alexandra Road will not be used as alternative vehicular access (except for utility vehicles) to/from Hataitai Park.

8.8.4.2 Protect the natural character of Alexandra Road as an important scenic route through the Town Belt.

Hataitai Park is one of the largest recreation hubs in the city and has facilities for formal recreation, including two playing fields, softball diamonds, the Velodrome cycle track and 14 netball/tennis courts (Sector 8: current uses map). There are a number of associated pavilion buildings and clubrooms, including two club-owned gymnasiums. Facilities are leased to:

- **Harbour City Gym Sports**, which owns and manages the indoor gym behind the Wellington Football club building
- **Marist St Pats Rugby Football Club** clubrooms next to the Velodrome (note their home ground is Evans Bay Park)
- **Netball Wellington Centre** administration building
- **St George Softball Club**
- **Wellington Football Club**, with a sub-lease to darts
- **Port Nicholson Pōneke (PNP) Cycling Club** has an agreement to use the Velodrome over the summer months for training and events and rents a storage shed on the lower park to store bikes and provide space for winter training

- **Wellington Badminton Association** owns an eight-court facility with associated pro shop and has a ground lease covering the building and adjacent car park.

Wellington Badminton Club has proposed to build an extension to Badminton Hall to add five courts. This proposal was declined by planning commissioners in 2010 and appealed to the Environment Court by the club in 2011. The development was approved by the Environment Court. However, Action for the Environment appealed the decision to the High Court. The appeal was heard in May 2012. On 13 July 2012 the High Court dismissed the appeal. The club has not yet applied for landowner approval for this extension through a variation to their current lease.

In addition the **Hataitai Kindergarten** occupies an elevated site just south of the Mt Victoria tunnel portal off Taurima Street.

The Southern Walkway goes through this area and there is a bike skills area at the southern end. A dog exercise area is also provided.

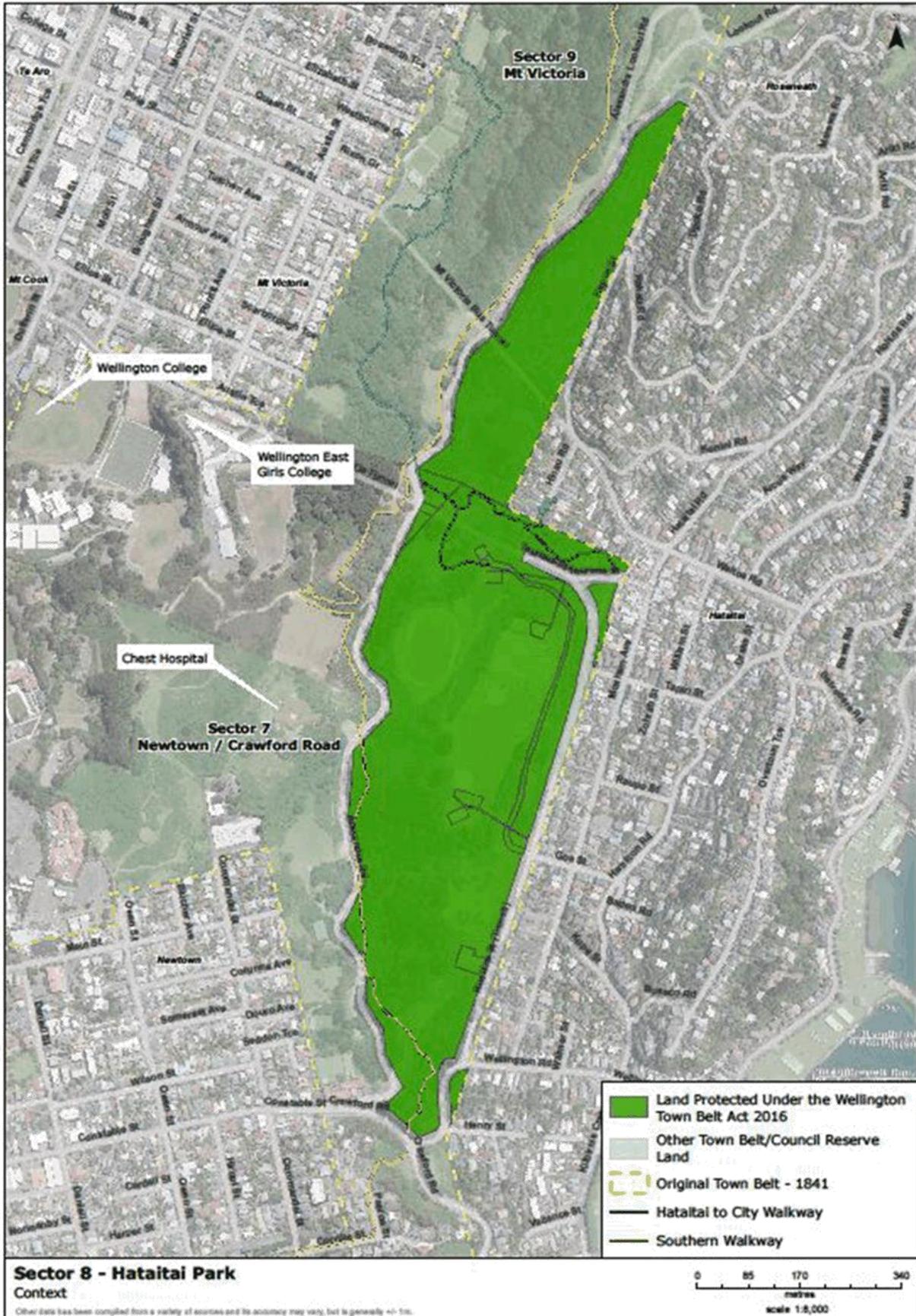
A 2007 report identified several issues with Hataitai Park:

- The number and configuration of buildings on the park does not meet the needs of the various organisations using or leasing facilities on the park.
- There is only one vehicle entrance off Ruahine Street (which is part of State Highway 1). Some sports activities create high volume of vehicles wishing to enter and leave the park, particularly netball.
- There is an insufficient number of car parks to cope with the large number of users at peak times.

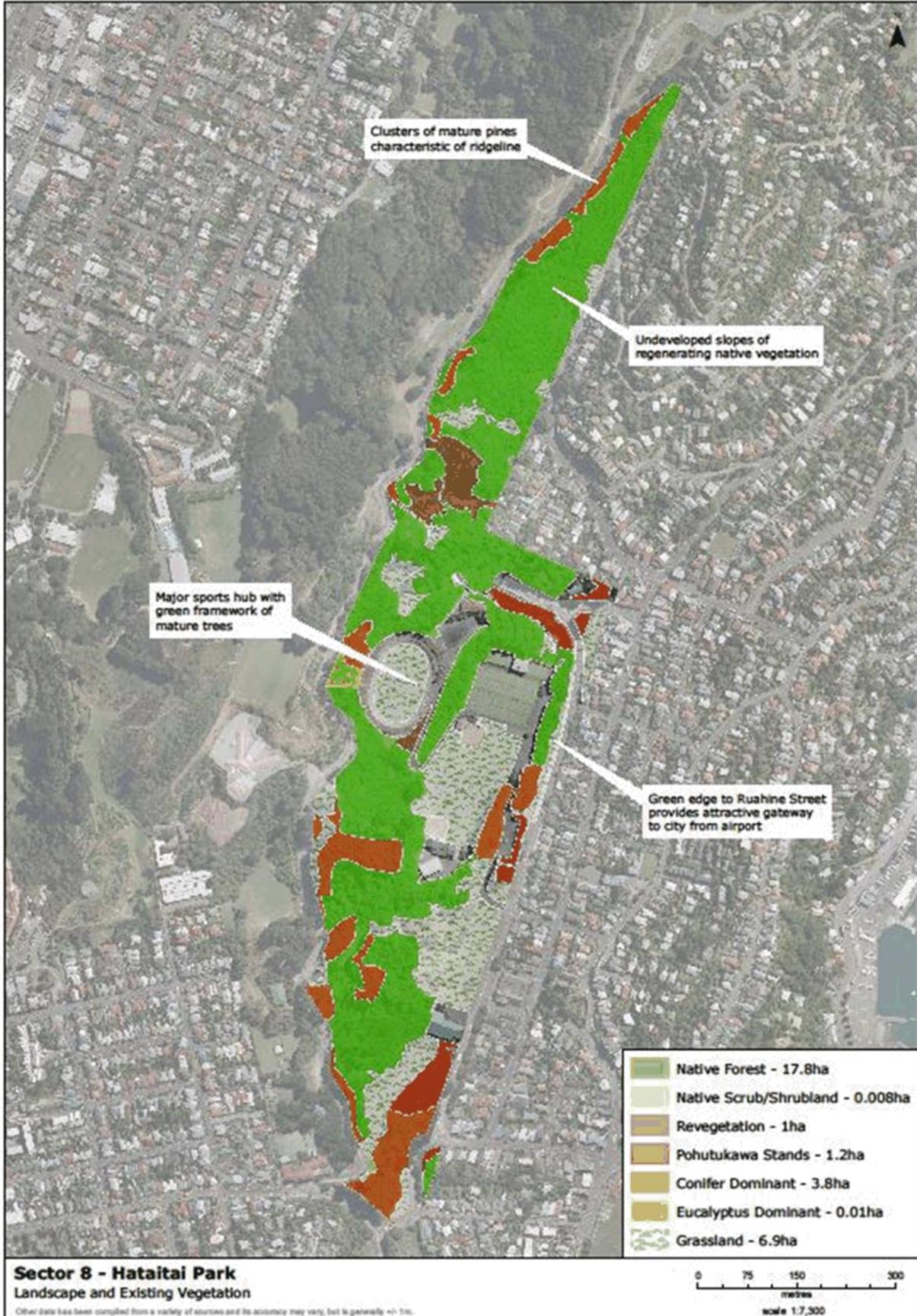
Improvements to parking, lighting and access have been undertaken. Some of the demand from netball on Saturdays has been removed with the opening of the ASB Community Sports Centre at Kilbirnie. However, Netball Wellington may move its satellite leagues to Hataitai Park.

The Wellington Darts Club building has been sold to Harbour City Gym Sports.

The 2007 report recommended the preparation of a plan to develop this park as a recreation and sport hub. The report also recommended a landscape plan be developed for the Ruahine Street (SH1) frontage to reflect the amenity value and prominent location as part of the 'city gateway' from the airport to the central city.









## 8.9 Sector 9 Mt Victoria/Matairangi



Looking south from Mt Victoria/Matairangi

### 8.9.1 Character and use

This sector lies at the north end of the long ridge forming the eastern arm of the Town Belt. The area extends from Mt Alfred north to the slopes of Oriental Bay (Sector 9: context map).

There are three distinct areas.

1. The ridge is a long narrow strip of open ground with scattered tree groups that slope southwards for one kilometre from the Mt Victoria summit to Mt Alfred with generally easy gradients. Alexandra Road runs along the ridge.
2. The city slopes above the suburb of Mt Victoria are generally sunny, dry and exposed to the north-westerly wind. These are generally steep slopes dominated by pine and macrocarpa trees with areas of eucalypt and pohutukawa plantings. An understorey of native vegetation and some exotic species are regenerating on more favourable sites, generally where there is more moisture, in the gullies and on the lower slopes. Open ground is generally confined to the less visible low ground.

3. The Oriental Bay slopes occupy the mid-slopes with housing above and below, dropping down to sea level at the north end of Oriental Parade. This is also generally steep ground, sunny, dry and exposed to the north-westerly wind. There is a mosaic of vegetation types, including stands of conifers, eucalypt and pohutukawa, areas of rank and mown grassland, and areas of both exotic and native secondary growth.



**Town Belt between Mt Victoria and Hataitai  
bisected by Alexandra Road**

Mt Victoria is the most intensively used forest area on the Town Belt according to recent market research (2009 residents' survey) with 95 percent of residents having visited and 68 percent visiting at least once every 6 months. The lookout area provides extensive views and information on the city and Town Belt. The forest provides shelter, shade and a variety of environments able to withstand heavy use. This is a popular area for mountain biking.

### **8.9.2 Land addition and boundary rationalisation**

#### **Policies**

8.9.2.1 The Hataitai bus tunnel passing under the Town Belt land in this sector should be surveyed. Following the survey, the legal status of the subsoil, used for tunnel purposes, should be legally removed from the Town Belt and then gazetted road.

### **8.9.3 Landscape and ecological management**

#### **Policies**

8.9.3.1 Develop a master plan for Mt Victoria/Matairangi that looks at landscape, future plantings and rate of removal of pines, as well as recreation development and ways to reduce user conflict<sup>110</sup>

8.9.3.2 Retain the isolation strips along the ridgeline between the Centennial Memorial and Mt Victoria Lookout at the rear of the properties on Robieson Street.

8.9.3.3 Develop vegetation guidelines for Mt Victoria based on the following intentions:

- Assisting the establishment of native forest on the steep slopes north of Palliser Road
- Continue the theme of coastal shrub vegetation on the summit ridge between the Mt Victoria Lookout and Centennial Memorial

<sup>110</sup> Mt Victoria/Matairangi Master Plan was completed in June 2015

- Improve views from Mt Victoria Lookout with vegetation management and selective removal of mature pine trees
- Identify areas where conifer/eucalypt forest should be retained and perpetuated
- Maintain the commemorative planting area in Charles Plimmer Park
- Ensure succession planting of taller tree species
- Aim to strengthen visual unity along the ridge

8.9.3.4 Work in partnership with the Rotary Club of Wellington and Mt Vic Reveggers on the 'City to Summit' project.

8.9.3.5 Continue with animal pest control and the control of weeds.

The vegetation needs to be carefully managed as this is a highly visible area, especially the boundary with Alexandra Road and Palliser Road.

This calls for a conservative approach to vegetation management. Simple large-scale vegetation patterns are required to protect the visual unity of this important city backdrop.

Vegetation choices are influenced by the north-west aspect with exposure to drying winds and the steep slopes with little soil cover.

Some of the earliest plantings of conifers occurred at Pirie Street. This sector still contains extensive areas of exotic conifers (Sector 9: landscape and existing vegetation map). Native species are regenerating in the understorey.

A return to native vegetation would result in low diversity coastal forest on the higher ground with taller species confined to the moister gullies.

Mt Victoria is in a very strategic ecological location given its height and the fact it is roughly an equal distance from Maupuia/Watts Peninsula, Te Ahumairangi Hill, Waimapihi/Polhill Gully and Karori Sanctuary. The taller mature forest canopy is a key stepping stone especially for our larger bird species. It is proposed to continue with the mixed vegetation patterns and have a staged approach to vegetation management on Mt Victoria. It is important to ensure the taller tree species are replaced through succession planting.



**Mt Victoria from above Central Park in Brooklyn, 1907**  
(Wellington City Council Collection, Alexander Turnbull Library, G 025451 1/1)



**Mt Victoria from above Central Park in Brooklyn, 2012**

Over the past 15 years, there have been the following changes:

- conifer removal (limited to removal of a large stand above Telford Terrace)
- revegetation of gullies above Oriental Bay
- shrubland revegetation around the Mt Victoria summit as part of its redevelopment
- development of a commemorative planting area in Charles Plimmer Park, which is now full.

The summit ridge between the Centennial Memorial and Mt Victoria Lookout is largely unbuilt. In 2000, when the northern end of Lookout Road was partially legalised, it was proposed to establish an isolation strip along the rear of properties on Robieson Street to prevent development and access onto the summit ridge. Several property owners along the newly legalised road negotiated a settlement to prevent the strip being laid. Most were along the built edge at the northern end. One property, at what is now 34 Lookout Road, was on a more visible part of the ridge as seen from the Mt Victoria lookout. The Council has had several requests from other property owners on Robieson Street to have the isolation strip removed. The Council has always declined these applications because of the potential effects on the Town Belt and landscape character of the ridgeline.

There are two community groups working in this sector:

**Mt Vic Revegers** have been working for many years to revegetate the slopes of Mt Victoria with native plants. Recently they have been joined by the **Rotary Club of Wellington** who have started an enhancement planting project on Mt Victoria called 'City to Summit' to celebrate their centenary in 2021. The objectives of the project are:

1. enhancing ecological values and scenic quality in one of central Wellington's most popular tourist and walking areas, and
2. fostering a sense of community through the participation and interaction of a range of community groups, including Wellington Rotary.

#### 8.9.4 Recreation

##### Policies

8.9.4.1 Develop more single-track mountain bike tracks, and endeavour to separate walkers and bikers in some areas. These will be identified with public input into development of the Master Plan (policy 8.9.3.1)<sup>111</sup>

8.9.4.2 Upgrade the Hataitai to City track as a major commuter route for walkers and cyclists.

8.9.4.3 Improve walking access along the summit ridge between the lookout and the Centennial Memorial.

8.9.4.4 Improve access from Pirie Street through to Charles Plimmer Park.

Mt Victoria is mainly used for informal recreation and tourism (Sector 9: current uses map). The forested slopes offer an extensive area close to the city, in which a 'natural' environment can be experienced, while the summit ridge offers exhilarating panoramic views. A network of tracks provide walking, jogging and mountain biking opportunities, including the Southern Walkway<sup>112</sup>, although the section of walkway from Oriental Bay to Palliser Road is closed to biking. The World Mountain Running and international mountain biking events have been held at Mt Victoria.

<sup>111</sup> Mt Victoria/Matairangi Master Plan was completed in June 2015

<sup>112</sup> An 11km walkway from Oriental Bay to Island Bay

The summit viewing area is a major tourist attraction, while Alexandra Road provides a scenic driving route along the ridgetop popular with tourists and Wellingtonians alike.

The Mt Victoria/Matairangi Lookout area was improved in 2007 and includes:

- a new viewing platform and a more gently contoured path to the summit
- a more pedestrian-friendly area around the Byrd Memorial
- improved car and bus parking
- new handrails, seats and rubbish bins
- revegetation of the summit slopes into a native shrubland
- improved lighting, traffic management and directional and information signs
- public toilets on the corner of Lookout Road and Alexandra Road.

Interpretation signage covers Māori history and sites of significance on the Town Belt, the history of the Town Belt, the city's major earthquake fault lines and the memorials that are in the area.

The Centennial Memorial at the northern end of the summit ridge was integrated with a new viewing area at the time of the reservoir upgrade in 2006. There is no car parking at this site and no footpath between the Centennial Memorial and Mt Victoria Lookout.

Leased facilities comprise:

- **Victoria Bowling Club Inc**, with two greens and clubhouse facilities off Pirie Street
- **The Long Hall Trust** at Point Jerningham.

**The Innermost Garden Inc**, next to Victoria Bowling Club, has a licence for a community garden and a lease for the former Bandoliers building.

Two play areas provide facilities for the Mt Victoria and Roseneath communities.

There is a dog exercise area at Charles Plimmer Park.

**Wellington Mountain Bike Club** is building and maintaining some tracks in this sector. They have built dual-use tracks and some single-purpose mountain-bike-only tracks.









**Table 9: Town Belt additions and boundary rationalisation – Mt Victoria sector**

<b>Site name</b>	<b>Legal description and area</b>	<b>Description, location, current use</b>	<b>Previous policy</b>	<b>Discussion, criteria assessment</b>	<b>Recommendation</b>	<b>Land covered by this TBMP</b>
Mt Victoria Radio Networks site		<p>This land is located on the east side of Lookout Road along the Mt Victoria ridge, between the Mt Victoria Lookout and Centennial Memorial.</p> <p>This land is owned/administered by Radio Networks and the site used for telecommunications.</p>			If the ownership and/or use of this site changes then the Council will assess this site for possible addition to Town Belt.	No

## 9 Rules for use and development



**Mountain biking**

This part of the plan outlines the rules relating to the provision and management of all development and activities on the Town Belt<sup>57</sup>.

Within the Town Belt a number of activities and experiences are offered, and there is a range of values associated with the Town Belt as a whole and with the various sectors. As activities have the potential to impact on other park visitors and the environment, they need to be managed by Wellington City Council (Parks, Sport and Recreation) giving approval for each activity.

Each activity is identified as fitting one of the following three categories, and this determines what type of permission applies and what process any activity is subject to:

- Allowed activities
- Managed activities
- Prohibited activities

Rules for use and development are not intended to preclude day-to-day management by the Council. For example, use of a chainsaw is prohibited, but Council staff or their contractors will be permitted to use them as required for tree management.

### 9.1 Objective

**Manage the Wellington Town Belt in a manner that reflects the principles of the Town Belt and recognises and protects key values: ecology, landscape, recreation, culture and history.**

### 9.2 Policies

- 9.2.1. Provide for environmentally sustainable activities and uses that are consistent with the objectives and policies of this plan.
- 9.2.2. Manage and maintain discretion over activities to ensure appropriate allocation of resources, protection of Town Belt values and the safety of Town Belt users.

<sup>57</sup> These rules should be read in conjunction with the Wellington Consolidated Bylaw 2008

- 9.2.3. Maintain discretion over new activities and utilities to avoid or limit impacts on the environment and Town Belt values.
- 9.2.4. Follow a process for determining whether new activities and development are appropriate for the area directly affected and for the Town Belt in general.
- 9.2.5. Prohibit activities that are inappropriate for the Town Belt.
- 9.2.6. Guide balanced decision-making when assessing potentially conflicting activities and/or when assessing effects of activity on the range of Town Belt values.

### 9.3 Allowed activities

- 9.3.1 These are activities that are generally ‘allowed’ or anticipated on the Town Belt, but may be subject to restrictions in order to protect park values and provide for the health, safety and wellbeing of visitors.
- 9.3.2 The following activities by individuals or groups are permitted for non-commercial purposes and may be subject to certain conditions and temporary restrictions:
  - walking
  - running
  - cycling and mountain biking on designated and shared tracks (refer to the Council’s Open Space Access Plan 2016)
  - dog walking (on leash unless in specified off-leash area – refer to the Council’s Dog Policy 2016)
  - the movement of horses within Sector 6: Golf Course/Mt Albert by the Wellington City Light Horse Club between its two grazing areas in Houghton Valley and Tawatawa reserve
  - sightseeing
  - picnics, barbecues (gas only), informal gatherings and group games and other similar activities (restrictions may apply to some locations or activities (refer to 9.3.3))
  - informal games
  - painting, amateur photography and filming<sup>58</sup>
  - wildlife spotting
  - nature trails
  - orienteering
  - organised sport on a sport and recreation park – subject to standard conditions for booking with Parks, Sport and Recreation
  - firewood collection. Only dead wood on the floor of exotic forest may be taken by the public for firewood (except in the Botanic Garden and the Zoo). Collection may be subject to restrictions around health and safety of collectors and other park users. The wood must be collected by hand (no chainsaws) and must not result in any damage to the park or park infrastructure.
  - access for park management, emergency vehicles and as identified in the sector plans

<sup>58</sup> Non-commercial filming that is anything other than a home video-type activity is a managed activity. The need for commercial photography to obtain landowner approval will be assessed on a case-by-case basis, primarily considering the impact of the activity.

- vehicle access to public car parks and leased facilities
  - earthworks for the construction or maintenance of walking or cycling tracks where the track surface does not exceed 1.5 metres wide and the work is carried out by or with the permission of the Council. Recorded archaeological sites are avoided and earthworks for track building may require an Archaeological Authority from Heritage New Zealand. Sedimentation is managed within 25 metres of streams.
- 9.3.3 In order to protect the park, the environment, the health, safety and wellbeing of other users and to facilitate park operations, restrictions may be placed on *allowed* activities. The following is a guide of potential issues that may result in restrictions:
- a. group size for informal activities (up to 30 people is generally considered *allowed*, subject to assessment of the impact of what the group is doing)
  - b. time of the day and duration of activity (assessed on impact)
  - c. location (ensuring there is no user conflict between park users)
  - d. day of the week or time of year (restriction in regards to events during public holidays and considering weekday and weekend activity)
  - e. the weather (restriction of activities and use of certain areas or facilities)
  - f. environment conditions (any impact on the land and surrounding environment).
- 9.3.4 Maintenance or management of Town Belt reserves may limit *allowed* activities at certain times.

#### Explanation

Allowed activities are largely informal and unstructured, and traditionally associated with parks and reserve areas. In addition, organised sport is allowed on sport and recreation parks subject to booking and payment (as per Council user charges). Allowed activities have a low impact on park values and other users and need few restrictions. Members of the public do not need to book these activities (apart from sport and recreation park use) or seek approval for them (subject to 9.3.3 – if in doubt, contact a park ranger).

Commercial (business<sup>59</sup>) activity is not an ‘allowed’ activity. Commercial use refers to use by an individual, group or organisation that is carried out for profit or as a means of livelihood or gain. This includes, but is not limited to, recreation and sport, tourism and filming businesses.

Some activities, like mountain biking and walking a dog off leash, will only be allowed on identified tracks or areas. Dog walking, for example, is also governed by a separate and specific Council policy (Bylaw and Dog Policy 2016). Open space areas that are closed to mountain biking (Schedule A) and open to horse riding (Schedule B) are listed in the Open Space Access Plan (2016).

## 9.4 Managed activities

- 9.4.1 Managed activities are those that are not specifically ‘allowed’ or ‘prohibited’ and any that are not listed in this management plan or require a case-by-case assessment. These activities are generally undertaken in a specific location and may involve temporary or longer term allocation of a park area or structure for a specific use.

Each application is considered on its merits, compatibility and appropriateness to both the Town Belt in general and the location proposed. Some applications may need to be publicly notified, and all applications can either be approved, subject to conditions, or declined.

They may:

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<sup>59</sup> "Business activity" means an undertaking carried on for pecuniary gain or reward — section 5 WTBA.

- be new activities and development including utilities
  - be existing activities or development that does not have the appropriate approval in place
  - involve the exclusive use of an area for an extended period of time
  - require the development of temporary or permanent structures and buildings
  - include commercial (business) activities
  - be large-scale events and a range of other uses
  - development of new or extensions to existing formal sporting or club facilities within the footprint of sport and recreation parks or within current leased areas.
- 9.4.2 Wellington City Council will manage activities and development through **landowner approval** as either a:
- concession
  - easement
  - lease
  - licence
  - permit (including land owner approval letter)
  - booking.
- 9.4.3 Note that other approvals from Wellington City Council and other organisations may be required for some activities including:
- resource consent (Resource Management Act)
  - liquor licence
  - archaeological authority (from Heritage New Zealand)
  - vehicle access from state highway (from the New Zealand Transport Agency).
- 9.4.4 Managed activities that require a permit or booking will be approved or declined by Council staff. These include:
- conducting events (eg multisport) and including, but not limited to, events and activities run on a 'cost-recovery' or 'not-for-profit' basis
  - camping (for educational purposes only)
  - conducting one-off activities involving site occupation or use (eg weddings, concerts)
  - commercial filming and photography (see footnote for 9.3.2)
  - temporary access, except for park management, emergency access and as identified in the sector plans (eg infrastructure maintenance, art installations, vehicle access, construction access)
  - parachuting, parapenting, hang gliding, kite carts/boards
  - aircraft and helicopter landing and activity
  - storage of materials or plant (such as gravel in parking areas, or construction lay-down sites for infrastructure projects)
  - markets and fairs
  - collecting natural materials, removal of living plant material, cultural harvesting

- planting (unless carried out by the Council or its contractors or as approved by Parks, Sport and Recreation)
  - commemorative planting
  - environmental education when it supports and complements the primary role and purpose of the Town Belt and fits within the definition of recreation in the management plan (formal education is a prohibited activity)
  - total or partial demolition or removal of buildings or structures
  - structures and furniture (including track infrastructure, gates, footbridges, track overpasses, fences, walls, retaining walls, artworks, sculpture, plaques, memorials, seats, interpretation, lighting, sun/shade shelters – does not include utilities)
  - signs in relation to reserve activity only (signs and/or advertising for non-reserve-related activity are prohibited) (see 9.5.2)
- 9.4.5 Managed activities that require a lease, licence, concession or easement will be assessed by Council staff and Council (or a delegated Committee) will approve or decline. These include:
- leasing buildings and/or Town Belt land (subject to policy 6.2.25 and the Leases Policy for Community and Recreational Groups)
  - commercial (business) activities that are either large one-off events or are concessions for 6 months or more (including but not limited to multisport events, guiding tours, selling food or drinks or hiring equipment) (see 9.5.5)
  - community gardens and orchards (see 9.5.3)
  - new buildings, building extensions, car parks and hard surfaces, additions and alterations often associated with leases
  - utilities (essential systems and networks that provide the city with water, energy, communications and wastewater removal) (see 9.5.4)
- 9.4.6 Public notification. Applications for managed activities will be publicly notified:
- a. when it is required under the Wellington Town Belt Act 2016 (WTBA)
  - b. when it is required by Council policy (eg granting a lease or licence under the Leases Policy for Community and Recreational Groups)
  - c. when an application to construct or modify a permanent utility would significantly alter the nature, scale or intensity of the effect on the Town Belt
  - d. because the nature and/or scale of the proposed activity has the potential to adversely impact on Town Belt values, including permanent public access and open space
  - e. when it is a commercial sub-lease or sub-licence or concession.
- 9.4.7 Information required with application. All applications are required to include the following<sup>60</sup> relevant information:
- a. a description and/or plans of the proposal with enough detail for Council staff to determine all potential effects
  - b. an assessment of the impacts the development/activity will have on the immediate and wider environment
  - c. the purpose of the proposed development/activity and why it needs to take place on the Town Belt

<sup>60</sup> The amount of detail required will be in relation to the scale and complexity of the proposal and potential for effect on the Town Belt and other Town Belt users.

- d. an explanation of how the development/activity is aligned with the objectives and policies in this plan
- e. details of other approvals or consents required (eg if consent is required under the Resource Management Act 1991)
- f. consultation with affected parties
- g. identification of health and safety issues and how these will be managed
- h. where required, a business plan for concessions, leases and licence applications
- i. information as required by other Council policy (eg the Leases Policy) or as required on any specific application form (eg the Temporary Access Permit).

## 9.5 Decision-making guidelines

9.5.1 In addition to many requirements of the WTBA, the Council (Parks, Sport and Recreation) will consider the following when assessing applications for landowner approval:

- a. if the activity and/or development could be co-located, in particular when associated with formal sports facilities
- b. whether the proposal could reasonably be undertaken in another location, eg on non-reserve land, on another park, or at another location in the Town Belt where there would be fewer potential adverse effects
- c. the degree to which the proposal is consistent with the relevant objectives and policies of each section of this plan and the relevant sector plan
- d. effects (positive and negative) on park infrastructure, approved activities, the surrounding environment and the enjoyment of other park users (limits may be placed on the frequency of the proposed activity and the need for temporary closure)
- e. the level of any additional benefits, enjoyment and use opportunities for park visitors, local and regional community and mana whenua
- f. the extent to which the proposal affects current or future public access
- g. potential to improve access to and interaction with the natural environment and promote personal and community health and wellbeing
- h. the extent to which the proposal protects a predominance of open space over built development at the site and on the Town Belt generally
- i. assessment of the effects of the location, extent, design and cumulative effect of any infrastructure (such as earthworks, lighting, fencing, car parking, access roads and so on) associated with a development or activity proposal
- j. the potential to mitigate the effects of the development or activity in a way that is in keeping with existing Town Belt landscape character and values
- k. the degree of risk associated with any activity (in relation to biosecurity, sustainability etc).

A more detailed assessment checklist is provided in Appendix 5.

9.5.2 Signs

- a. No signs or hoardings shall be permitted on Town Belt land that are not immediately relevant to the activities occurring on, or features of, the reserve. This includes election hoardings and any commercial advertising.
- b. The size, location, design and appearance of signs and sponsorship information must not detract from the amenity of the area nor appear to dominate other public

information signs. All signs must comply with the legislative requirements, District Plan and Leases Policy where relevant.

- c. In general, the use of Town Belt land for advertising purposes shall be prohibited. However, existing and future sponsorship advertising relating to sportsfields and events shall only be permitted where:
  - the wording of the sign is readable only from within the area concerned and the structure supporting the advertising is sited as unobtrusively as possible
  - sponsorship signs are proposed on a building, the name of the sponsor must be incorporated into the external name signs for buildings rather than as a separate sign
  - the Council has the right to refuse permission for the display of any sponsorship or advertising material that may offend any section of the community.
- d. Temporary signs relating to special events will require permission as part of an event permit application and assessment.

9.5.3 Community Gardens and Orchards: In considering a request to establish a community garden on the Town Belt, the following criteria will be considered (partly based on *Wellington City Council Guidelines for Community Gardens – September 2009*):

- Wellington City Council will seek to maintain the public use and open-space values of the land in accordance with the policies in this plan.
- Alternative open spaces, such as schools, vacant or temporary lots, and community housing have been considered.
- The location of community gardens and orchards within the Town Belt should support and complement the primary function of the Town Belt and its associated uses and users<sup>61</sup>.
- Community gardens and orchards should be located to minimise potential conflict with Town Belt uses and users.
- Community gardens and orchards should not dominate the primary usable area of local or community parks within the Town Belt.
- Community gardens and orchards must retain their public character.
- Community gardens and orchards must be not-for-profit.
- No private allotments will be allowed on the Town Belt.
- Formal education programmes leading to qualifications are prohibited.
- Community gardens on the Town Belt must follow the Wellington City Council Leases Policy for Community and Recreational Groups (2012).

9.5.4 Utilities: Use of the Town Belt for public utilities (defined as "public services" in section 5 of the WTBA) is considered appropriate in some circumstances. This does not mean that the utility must be in public ownership, but it must provide an essential service to the public. All new utilities and all replacements and upgrades<sup>62</sup> of existing utilities will be allowed on the Town Belt only where the Council's specific conditions have been met<sup>63</sup> (see policies below):

<sup>61</sup> The Town Belt does not have one primary function as such, but the intent of this point is to ensure that any community garden or orchard development considers and complements the ecological and recreation and open-space roles of the Town Belt.

<sup>62</sup> 'Upgrading' means an increase in the carrying capacity, efficiency or security of the facility. It may require a bigger footprint for the easement for a bigger cable or higher mast/aerial which changes the scale or character of the existing structure.

<sup>63</sup> Section 20 of the WTBA 2016

- a. Public utilities: New utilities, replacement or upgrades of existing utilities may be permitted by granting leases or easements, provided:
- it is an essential service to the public
  - it cannot be reasonably located elsewhere
  - the recreational nature of the Town Belt is not significantly disturbed
  - where the public benefits outweigh any adverse impacts on this recreational nature<sup>64</sup>.
- b. All new utilities and replacement or upgrades of existing utilities shall comply with the following conditions to the satisfaction of the Council:
- (i) The impact of all utilities on Town Belt land and values shall be minimised.
  - (ii) Utility infrastructure shall be as unobtrusive as practicable with forms appropriate for the landscape and finished in low-reflective colours derived from the background landscape. Structures will be screened from view through planting where possible.
  - (iii) All utility services shall be placed underground, except where it is not practicable to do so.
  - (iv) Underground services shall be sited to minimise interference with existing features, facilities and vegetation.
  - (v) Utility services shall be located so as not to restrict areas usable for outdoor activities or required for future facilities or tree planting.
  - (vi) Any disturbance of the existing site during installation of a utility shall be minimised and made good immediately after completion.
  - (vii) Opportunities for the utility structure to benefit the Town Belt will be explored where appropriate (eg an essential maintenance track might provide an alternative walking route for the general public).
  - (viii) Recorded archaeological sites are avoided and any works may require an Archaeological Authority from Heritage New Zealand.
- c. All utility companies wanting to build new or upgrade or replace existing structures on the Town Belt will need to obtain a lease and/or easement from the Council (in line with section 20 of the WTBA 2016). Easements shall be granted for utilities that are located underground. Leases shall be granted for utilities that are located on or above the ground and shall be for less than 20 years. This period shall include both the term of the current lease and the term of any right of renewal. Leases and easements will require the approval of Council (or delegated committee) as per section 20(1) of the WTBA 2016.
- d. For existing utilities, where there is no lease or easement, utility companies will need to negotiate an agreement with the Council setting out the terms and conditions of access for inspection, maintenance and emergency repairs. Landowner approval will be required for any non-urgent earthworks.
- e. Private discharge utilities: The routing of stormwater or sewer discharges from private houses and businesses across the Town Belt to connect to main Council networks may be allowed with the granting of an easement by Council, provided:
- it cannot be reasonably located elsewhere because of the contour of the land
  - the recreational nature of the Town Belt is not significantly disturbed
  - the ecological values are not significantly disturbed

<sup>64</sup> 'Recreational nature' means such features as the openness, the greenness and the peaceful, informal character and the public recreation opportunities provided on the Town Belt.

- f. Approval from the Council for private discharge utilities will be subject to the following conditions:
- (i) A fee for use of the route and a refundable site restoration bond, as determined by the Council, shall be paid.
  - (ii) The adjoining property owner shall be responsible for accurately mapping the connection(s) and shall provide documentation of this to the Council.
  - (iii) The property owner shall be responsible for any future maintenance and repairs (including costs) of the private connection and shall be required to make good any site disturbance on the Town Belt to the Council's satisfaction. This includes any emergency works being undertaken without the owners' prior consent.
  - (iv) The property owner shall be liable for removing any redundant materials, structures or utility infrastructure if required by the Council.
- g. All existing and future public and private utilities (above and below ground) will be accurately mapped and documented.
- h. All costs arising from the application for a new utility or upgrade or replacement of an existing one shall be met by the applicant. This also includes mapping and surveying, resource consent, legal encumbrance and public notification costs.
- i. Subject to the ability of the Council to do so under relevant legislation concerning utilities, the Council shall charge a market rental for any existing installations on the Town Belt if the ownership of the utility service or any of its installations changes (when replaced or upgraded). (Existing utilities do not necessarily have easements and/or leases.)
- j. When a utility is no longer required then that utility, including all related services, structures and materials shall be removed and the site reinstated as necessary. This will be required at the utility operator's or private owner's expense.

- 9.5.5 **Commercial activities:** Any approval to carry out business activities on the Town Belt need to be consistent with the provisions of clause 18 of the WTBA in that they must be:
- temporary and any effect of the activity on the Town Belt or users in so more than minor, or
  - consistent with its use as a public recreation ground and the effects of any building or structure required to be built of extended is no more than minor.

Where the business activity is related to an existing sporting or community club or group who are leasing Town Belt land they will only be permitted to the extent that:

- the business activity complements and is ancillary to the group's primary community or recreational activity
- any excess funds generated by the group are in the first instance applied to any maintenance obligations the group has under the lease and then to the group's community or recreational activity.

## **9.6 Prohibited activities**

These are activities considered to be inappropriate because of the permanent adverse effects on the environment or those that are incompatible with Town Belt values, characteristics and/or management focus or other approved activities.

- 9.6.1 Prohibited activities include all those activities prohibited by Wellington City Council bylaws or prohibited by the WTBA.
- 9.6.2 The Council will prohibit activities that would have a permanent adverse effect on Town Belt values or would significantly detract from the enjoyment and safety of other park users.

9.6.3 Non-recreational activity and development are prohibited<sup>65</sup>.

Note: In considering what is 'non-recreational', the Council will use the definition of public recreation ground in section 9(3) of the WTBA, which means an area provided for:

- (a) recreation, sporting activities, and the enjoyment of the public, with an emphasis on outdoor activities; and
- (b) the protection of the natural environment and historic heritage.

9.6.4 Leases and licences for non-recreational purposes are prohibited (eg for childcare, Plunket and learning institutions, such as schools and community centres).

9.6.5 Development of new or extensions to existing formal sporting or club facilities is prohibited except:

- within the footprint of sport and recreation parks
- within current leased areas and associated hard infrastructure, such as car parks<sup>66</sup>.

Note: where the leased area is within a sport and recreation park (for instance Wellington Football Club in Hataitai Park), the footprint is that of the larger sport and recreation park rather than the leased area.

The footprint of sport and recreation parks and leased areas is identified in the sector plans.

9.6.6 Enforcement of all activities will be through the Wellington City Council Consolidated Bylaw 2008, and the WTBA.

9.6.7 The following activities are specifically prohibited:

- a. spreading of ashes or placenta
- b. construction of private residential dwellings or landscaping
- c. all mining activities
- d. commercial resource harvesting
- e. permanent vehicle access for private purposes
- f. firearms and weapons use (with the exception of ceremonial events at Point Jerningham, or as specified in a lease, or as approved for police training)
- g. fireworks and/or amplified sound (not associated with an approved event)
- h. use of motorised trail bikes
- i. hunting
- j. use of a chainsaw
- k. golf (except as identified in the sector plans in relation to the Berhampore Golf Course)
- l. grazing horses
- m. keeping of pets or livestock (including but not limited to chickens, pigs, sheep, goats, and cattle)
- n. open fires (except as approved by permit for special events)
- o. gaming machines

<sup>65</sup> This does not include utilities or those activities expressly permitted or managed.

<sup>66</sup> The intention is to protect unbuilt areas and limit new development outside of identified sport and recreation parks, and existing leased club buildings and facilities.

- p. formal education courses leading to qualifications
- q. camping (except for educational purposes 9.4.4).

9.6.8 Encroachments: Encroachments into the Town Belt are a significant issue for the management of the reserve. The use of public reserve land by private property owners effectively alienates the public from use or enjoyment of that land<sup>67</sup>. This is contrary to the Town Belt Deed, the WTBA and the purpose of provision of public open space. Under the WTBA the Council cannot grant licences for any encroachment.

Due to the location of the Town Belt, contained within the fabric of Wellington's urban and suburban development, the pressure on the edges of the Town Belt continues to increase. The cumulative effect of encroachments (even those that seem very minor if considered in isolation) results in considerable reductions of public open space in the city and the potential values of that open space are compromised.

There are 206 known encroachments on the Town Belt covering 2.5626 hectares as of June 2012. These are broken down as follows:

- 77 gardens/lawns and or plantings
- 13 partial house encroachments
- 8 pedestrian access-ways
- 69 structures such as clotheslines, garden sheds, compost bins and so on
- 35 vehicle accesses from parking places through to larger access routes, such as Carmichael Reservoir.

The Town Belt is recognised as a unique and very valuable area of open space in Wellington and requires protection against encroachment.

9.6.8.1 Encroachments are a prohibited activity.

9.6.8.2 The Council will resolve the existing encroachments with a view to regaining lost land.

9.6.8.3 The Council will protect the Town Belt from new encroachments.

Encroachments into the Town Belt range in scale and effect. They typically range from the minor and easily removed without effect (such as washing lines and children's play equipment), to access driveways and, in the more extreme cases, to parts of dwellings or landscaping. Some of the encroachments on the Town Belt are very old and associated with early settlement and building in the city while some are more recent. Encroachments include access encroachments.

In some cases, owners of encroachments believe these have been authorised by the Council through the resource consent process under the Resource Management Act 1991 (RMA). The Town Belt is administered under the WTBA. Encroachments must be authorised under those provisions and not the RMA.

As encroachments are prohibited on the Town Belt, the process to manage the encroachments that exist or are found is:

9.6.8.4 The Council will keep a record of all known encroachments.

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<sup>67</sup> Use and enjoyment may be indirect or indirect. Examples of indirect use and enjoyment include tourist revenue from having a Town Belt, views of open space or ecological value of vegetation.

- 9.6.8.5 The Council will require removal of all encroachments either immediately or as a managed process. Managed removal will require issuing a letter of understanding, and an agreement to formalise the removal process.
- 9.6.8.6 Encroachments must be removed immediately when:
- a. the encroachment is considered dangerous (the assessment of danger is at the full discretion of the Council)
  - b. the encroachment is new.

Note: A 'new' encroachment is one that did not exist before 1995 (the publication date of the previous Town Belt Management Plan). The onus of proof sits with the owner of the encroachment. The Council will consult all relevant records, including aerial photography, to assist with determining whether the encroachment is new.

- 9.6.8.7 Managed removal of encroachments will result in a signed agreement between the property owner concerned and the Council and will detail:
- a. a description of the encroachment
  - b. a process for removal
  - c. a time frame for removal
  - d. responsibilities of each party for particular actions
  - e. the payment of any one-off or ongoing fees
  - f. any other matter the Council deems necessary to manage the encroachment removal.
- 9.6.8.8 If the encroachment can be practically removed or stopped (it might be a garden fence, a shed, a path, an area of garden, part of a deck, a clothesline or a private vehicle access) it will be removed with full reinstatement of the land generally within 12 months or sooner. This type of removal will be managed by way of a signed letter of understanding including details as listed above (see 9.6.8.7).
- 9.6.8.9 If the encroachment is associated with private vehicle or private pedestrian access and immediate removal is complicated by long-term historic use, then a longer term removal agreement may be negotiated. This will allow agreement of reasonable terms while also ensuring that the access encroachment is removed as per policy 9.6.8.1, 9.6.8.2 and 9.6.8.3. The maximum period of time for this type of agreement will be until there is a change of ownership or occupation in the property associated with the encroachment. The Council may limit access to manage the removal process by, for example, installing gates, specifying access hours and days, limiting numbers of people and/or vehicles.
- 9.6.8.10 If the encroachment cannot be removed because of ground stability (such as a retaining wall or part of a building<sup>68</sup>) then a longer term removal agreement may be negotiated.
- 9.6.8.11 Emergency retaining and/or land stabilisation will be managed by way of an agreement and only where there is no alternative remedial action available. This clause is only intended to apply to unforeseen stability issues (it is the landowner and their contractor's responsibility to carry out appropriate investigation before starting any work) and where there is an immediate need to retain the land and a public benefit to doing the work.

<sup>68</sup> This does not apply to new retaining or building as that will be removed immediately (refer 9.6.8.6 b above).

- 9.6.8.12 If an application is received for a new retaining structure on the Town Belt boundary, the applicant will be required to provide a survey of the boundary and the completed structure. The completed structure must be built on the applicant's side of the boundary and not on the Town Belt. The applicant can apply for a temporary access permit to build the wall. The completed structure must be contained on the applicant's property and will be the responsibility of the owner so no encroachment occurs.
- 9.6.8.13 If the encroachment is part of a house or other building, the time frame for removal is likely to be longer and an encroachment agreement may be negotiated<sup>69</sup> to manage long-term removal. The agreement will generally link removal of the encroachment to a specified situation, such as where there are renovations done to that wall or if the house is removed, demolished or falls down.
- 9.6.8.14 Any managed removal agreement does not run with the land. Any new owner will have to apply for an agreement. It is expected that change of property ownership will often be the point at which an agreement will end and the encroachment is removed or access stopped.
- 9.6.8.15 The removal of all encroaching features is the responsibility of the owner concerned. If the owner fails to comply with the immediate or managed removal as specified by the Council, the work will be carried out by the Council after consultation with the owner and the owner will be charged for the work.
- 9.6.8.16 All costs associated with immediate or managed removal, including survey and legal costs, shall be met by the owner of the encroachment.
- 9.6.8.17 Town Belt land cannot be sold to resolve encroachment issues<sup>70</sup>.
- 9.6.8.18 Formalisation of managed removal through an agreement may be publicly notified if the Council deems the effects of the agreement to be of a nature and scale that public notification is in the public interest and/or if required under the WTBA.
- 9.6.8.19 All encroachment agreements require approval by the Council or a delegated committee.
- 9.6.8.20 Botanical enhancements: These are small areas of land that are maintained and/or enhanced by a neighbour through planting or vegetation management in keeping with the Town Belt values and character. These are managed by way of a 'letter of understanding', which must be obtained by anyone who has or proposes to undertake 'botanical enhancement'. For the purposes of managing encroachments, botanical enhancements are not considered encroachments and therefore are not by default prohibited.

A letter of understanding to permit a 'botanical enhancement' will only be issued if all of the following conditions are met. The botanical enhancement:

- is vegetation only (ie no paths, steps, walls, fences or structures of any kind are permitted)
- is in keeping with the values and character of the Town Belt

<sup>69</sup> This does not apply to new houses or parts of houses as they will be removed immediately (refer 9.6.8.6 b above).

<sup>70</sup> The WTBA does not permit removal of land from Town Belt (section 22) other than in accordance with the Public Works Act (section 23 of the WTBA)

- does not include any plant species considered weeds or that may result in unwanted maintenance issues
- must provide a level of public good
- must not prevent or discourage public access
- must be adjacent to the applicant's property (ie you will not be permitted to carry out botanical enhancement on Town Belt land that affects or is adjacent to your neighbour's property).

There is no formal right of occupation associated with a 'botanical enhancement' and responsibility of the ongoing maintenance of the area will be negotiated.

## 9.7 Wellington City District Plan

The District Plan 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 Town Belt is identified as a separate open space area, Open Space C (Inner Town Belt), in the Wellington District Plan and it "*is valued for its historic, social and cultural importance*". The District Plan's policies, objectives and rules will relate to the management plan. In particular, the District Plan proposes to:

- 16.5.1.2 *Recognise the special status of the Inner Town Belt as public recreation land held in trust by the Council under the Town Belt Deed 1873 and identify that land on the District Plan maps.*
- 16.5.1.3 *Manage the impacts of activities in the Inner Town Belt in order to protect and preserve the special qualities for the benefit of future generations.*

Approval for an activity or development under the Resource Management Act is a separate process from landowner approval required by this plan. See Appendix 5 which outlines the application process for landowner approval.

## Appendix 3 Land Schedules

### Land covered by the Wellington Town Belt Management Plan

#### Schedule 1: Land protected under the Wellington Town Belt Act 2016

All that land situated in the Wellington Land District described below:

**Schedule 2** s-6(a)(iii)  
**Land to be part of the Wellington Town Belt on this Act coming into force**

Map reference	Area	Description	Instrument
1	1.1558 ha	Lot 73 Deposited Plan 33790	Computer Register 668467
2	0.6118 ha	Section 28 Ohiro District	Computer Register WN593/206
3	0.2727 ha	Lots 445–447 Deposited Plan 9808	Computer Register WN559/64
4	0.1999 ha	Lots 449–450 Deposited Plan 9808	Computer Register WN489/262
5	0.0986 ha	Lot 60 Deposited Plan 34918	Computer Register WN11C/754
6	0.0918 ha	Lot 448 Deposited Plan 9808	Computer Register WN549/96
7	0.0938 ha	Lot 20–22 Application Plan 1524	Computer Register WN23A/607
8	4.7345 ha	Section 2 Survey Office Plan 452140	Computer Register 590650
9	33.9405 ha	Section 30 Ohiro District and Section 1153 Town of Wellington	Computer Register WN676/81
10	15.0027 ha	Part Section 1 Upper Kaiwharawhara District	Computer Register WN6D/671
11	0.0296 ha	Part Section 1 Upper Kaiwharawhara District	Computer Register WN20A/507
12	0.4070 ha	Section 34 City of Wellington	Computer Register WN75/271
13	2.3028 ha	Lot 3 Deposited Plan 316137	Computer Register 63102
14	0.0929 ha	Part Lot 11 Deposited Plan 32496	Computer Register WN10C/1492
15	0.8973 ha	Lot 4 Deposited Plan 316137	Computer Register 63103
16	0.2786 ha	Lot 2–8 Deposited Plan 1402	Computer Register WN501/195
17	0.2188 ha	Lot 13–17 Application Plan 1524	Computer Register WN388/156
18	0.2023 ha	Part Section 11 Ohiro District	Computer Register WN81/265
19	0.1937 ha	Lot 4–8 Deposited Plan 22555	Computer Register WN934/78
20	0.0850 ha	Lot 18–19 Deposited Plan 1402	Computer Register WNE2/465
21	0.0555 ha	Deposited Plan 11417	Computer Register WN464/324
22	0.4983 ha	Part Lot 1 Deposited Plan 10508	Computer Register WN608/49
23	0.0921 ha	Lot 18–19 Deeds Plan 124 and defined on Application Plan 1524	Computer Register WN345/47
24	0.2522 ha	Part Section 36 City of Wellington	Computer Register WN125/25
25	0.0354 ha	Part Lot 24 Deposited Plan 1453	Computer Register WN162/266
26	0.0692 ha	Part Lot 4 Block IX Deposited Plan 995	Gazette Notice 327970.1

27	0.0665 ha	Part Lot 5 Block IX Deposited Plan 995	Gazette Notice 279720.1
28	0.1658 ha	Lot 2 Deposited Plan 306858	Computer Register 55700
29	0.1366 ha	Section 1 SO 303812 and Section 8 SO 303817	Part Computer Register 123577
30	0.2109 ha	Section 1 Survey Office Plan 22375	Computer Register WN597/102
31	0.9489 ha	Section 2 SO 303812 and Section 4–6 SO 303817	Part Computer Register 69533
32	0.0234 ha	Part Section 435 Town of Wellington	Computer Register WN46C/419
33	8.1142 ha	Section 1324 Town of Wellington	Computer Register WN22C/3
34	13.4047 ha	Part Lot 1 Deposited Plan 66893	Computer Register WN47A/439
35	0.8479 ha	Lot 3 Deposited Plan 78149	Computer Register WN44D/514
36	0.7147 ha	Section 167 Evans Bay District	Computer Register WN22B/899
37	0.3828 ha	Lot 44 Deposited Plan 66894	Computer Register WN36B/370
39	0.1617 ha	Lot 2 Deposited Plan 80801	Computer Register WN47B/602
40	0.1456 ha	Lot 2 Deposited Plan 66893	Computer Register WN36B/369
41	0.0631 ha	Lot 8 Deposited Plan 313319	Computer Register 52420
42	0.1678 ha	Section 1 Survey Office Plan 23070	Computer Register WN624/38
43	0.1044 ha	Part Lot 102–105 Deeds Plan 114	Computer Register WN863/42
44	70.0183 ha	Lot 1, Lot 3 and Lot 6 Deposited Plan 5461, Part Lot 1 Deposited Plan 8709 and Lot 3 Deposited Plan 33855	Computer Register WN12D/1439
45	7.1139 ha	Coloured Green Deposited Plan 10541	Computer Register WN469/200
46	6.4657 ha	Deposited Plan 10086	Computer Register WN19A/369
47	45.3454 ha	Part Lot 1 Deposited Plan 10322	Computer Register WN47B/388
48	1.3376 ha	Section 1 SO 481442	Part Computer Register WN48B/341
49	0.2518 ha	Section 2 SO 481442	Part Computer Register WN48B/341
50	33.3238 ha	Parts Lot 1 Deposited Plan 8519 and Parts College Reserve	Part Computer Register WN48B/341 (less Sections 1–5 SO 481442)
51	24.1836 ha	Part Lot 1 Deposited Plan 8754	Computer Register WN47B/502
52	10.2960 ha	Part Lot 1 and Lots 2 and 3 Deposited Plan 10507	Computer Register WN427/150
53	0.6032 ha	Lot 2 Deposited Plan 32684	Computer Register WN10A/992
54	0.2588 ha	Part Lot 1 Deposited Plan 34279	Computer Register WN18D/1361
55	0.2515 ha	Lot 4 Deposited Plan 81724	Computer Register WN48B/339
56	0.1629 ha	Lot 1 Deposited Plan 46505	Computer Register WN18C/585
57	0.1075 ha	Lot 1 Deposited Plan 32684	Computer Register WN10A/991
58	0.0948 ha	Lot 1 Deposited Plan 80322	Computer Register WN47A/234
59	0.0928 ha	Lot 1 Deposited Plan 33006	Computer Register WN9C/1229
60	0.0803 ha	Lot 1 Deposited Plan 47203	Computer Register WN18D/1360
61	0.0727 ha	Lot 2 Deposited Plan 46132	Computer Register WN17B/358
62	0.0670 ha	Lot 3 Deposited Plan 32684	Computer Register WN10A/993
63	0.0662 ha	Lot 1 Deposited Plan 34024	Computer Register WN15A/1225
64	0.0607 ha	Lot 1 Deposited Plan 33683	Computer Register WN20B/500
65	0.0596 ha	Lot 3 Deposited Plan 81724	Computer Register WN48B/338
66	0.0584 ha	Lot 1 Deposited Plan 34625	Computer Register WN12C/1223

67	0.0579 ha	Lot 5 Deposited Plan 81724	Computer Register WN48B/340
68	0.0541 ha	Part Lot 1 Deposited Plan 46132	Computer Register WN47C/458
69	0.0511 ha	Lot 2 Deposited Plan 81724	Computer Register WN48B/337
70	0.0407 ha	Part College Site Reserve	Computer Register WN19A/370
71	0.0374 ha	Lot 1 Deposited Plan 81724	Computer Register WN48B/336
72	0.0278 ha	Lot 1 Deposited Plan 33290	Computer Register WN10A/1025
73	0.0260 ha	Lot 1 Deposited Plan 34790	Computer Register WN11B/1136
74	0.0102 ha	Lot 11 Deposited Plan 8655	Computer Register WN385/90
75	0.0088 ha	Lot 2 Deposited Plan 80751	Computer Register WN47B/501
76	0.0079 ha	Lot 1 Deposited Plan 80170	Computer Register WN46D/916
77	0.0060 ha	Lot 2 Deposited Plan 80322	Computer Register WN47A/235
78	0.0050 ha	Lot 1 Deposited Plan 80751	Computer Register WN47B/500
79	0.0043 ha	Lot 1 Deposited Plan 81126	Computer Register WN47C/457
80	0.0033 ha	Lot 1 Deposited Plan 84926	Computer Register WN52B/853
81	0.0032 ha	Lot 1 Deposited Plan 80376	Computer Register WN47A/347
82	0.0028 ha	Lot 1 Deposited Plan 80431	Computer Register WN47A/502
83	0.0027 ha	Lot 1 Deposited Plan 80711	Computer Register WN47B/387
84	0.0018 ha	Lot 2 Deposited Plan 84926	Computer Register WN52B/854
85	0.1866 ha	Lot 2 Deposited Plan 45564	Computer Register WN19B/859
86	0.1365 ha	Lot 3 Deposited Plan 45564	Computer Register WN19B/860
87	0.2201 ha	Lot 1 Deposited Plan 45564	Computer Register WN19B/858
88	0.2995 ha	Lots 35–36 Deposited Plan 17934	Computer Register WN42D/764
89	18.6364 ha	Section 2 Survey Office Plan 38299	Computer Register WN58B/128
90	0.4075 ha	Part Subdivision 3 Block XVA Polhill Gully Native Reserve	Computer Register WN362/202
91	0.4027 ha	Lot 12–15 Block VIII Deposited Plan 995	Computer Register WN425/168
92	0.1477 ha	Lot 2–3 Block IX Deposited Plan 995	Computer Register WN849/7
93	0.0779 ha	Lot 1 Block IX Deposited Plan 995	Computer Register WN835/93
94	0.0717 ha	Part Lot 6 Block IX Deposited Plan 995	Computer Register WN834/34
95	15.7584 ha	Part Lot 1 Deposited Plan 8914 and Lot 2 Deposited Plan 8914	Computer Register WN46D/912
96	0.0030 ha	Lot 1 Deposited Plan 80168	Computer Register WN46D/910
97	0.0020 ha	Lot 2 Deposited Plan 80168	Computer Register WN46D/911
98	3.3061 ha	Lot 1 Deposited Plan 51766	Computer Register WN21A/468
99	6.4719 ha	Part Section 13–14 Orangi Kaupapa Block, Part Lot 4 Deposited Plan 706 and Lot 2 Deposited Plan 51241	Computer Register WN21C/945
100	0.1406 ha	Lots 1 and 2 Deposited Plan 2322	Computer Register 668465
101	2.9815 ha	Part DP A 2182 and Part Section 10 Ohiro District	Part Gazette Notice 066328.1 (less Lots 1–3 DP 5855)
102	0.0506 ha	Lot 16 Deposited Plan 2011	Part Proclamation 789176
103	0.1362 ha	Lots 18 and 19 Deposited Plan 27337	Computer Register WNE2/191
104	2.7879 ha	Section 1 SO 474071	Part Computer Register WN437/213
105	30.5575 ha	Section 1 SO 476360	Part Computer Register

			WN52B/855
106	0.4142 ha	Section 2 SO 476360	Part Computer Register WN716/19
107	1.1292 ha	Section 3 SO 476360	Part Computer Register WN716/19
108	0.0527 ha	Section 4 SO 476360	Part Computer Register WN716/19
109	0.0181 ha	Section 5 SO 476360	Part Computer Register WN52B/855
110	0.2178 ha	Section 6 SO 476360	Part Computer Register WN52B/855
111	7.9383 ha (deduced)	Part Lot 1 DP 8835	Part Computer Register WN52B/855 (less Sections 1, 5-7 and 9 SO 476360)
112	31.6008 ha	Section 1 SO 474197	Part Computer Register WN19B/861
113	0.0746 ha	Section 2 SO 474197	Road
114	0.0859 ha	Section 3 SO 474197	Road
115	0.2292 ha	Section 4 SO 474197	Road
116	0.0251 ha	Section 5 SO 474197	Part Computer Register WN19B/861
117	0.3216 ha	Section 6 SO 474197	Part Computer Register WN19B/861
118	0.0764 ha	Section 8 SO 474197	Road
119	0.0008 ha	Section 3 SO 19450	Part Computer Register WN19B/861
120	24.7080 ha (deduced)	Part Lot 1 DP 10181	Part Computer Register WN19B/861 (less Sections 1, 5-7, and 9-11 SO 474197 and Section 3 and an area coloured red SO 19450)
121	0.1673 ha	Section 1 SO 19450	Road
122	0.1145 ha	Section 2 SO 19450	Road
123	0.0096 ha	Section 4 SO 19450	Road
124	0.6395 ha	Section 1 SO 474199	Road
125	0.7561 ha	Section 2 SO 474199	Part Computer Register WN46D/915
126	0.5498 ha	Section 3 SO 474199	Part Computer Register WN46D/915
127	27.9636 ha	Part Lot 1 DP 10397	Part Computer Register WN46D/915
128	27.4201 ha	Lot 1, Lots 4-6, Part Lot 2 and Part Lot 7 DP 10337	Part Computer Register WN46D/917
129	24.7585 ha	Lot 3, 7 and 8 and Part Lot 1, 2 and 4 DP 10508	Part Computer Register WN12D/1438 (less Lots 5 and 6 DP 10508, Sections 1-2 SO 480332)
130	0.0458 ha	Section 1 SO 18330	Part Deeds Index 1/4A
131	0.0497 ha	Section 2 SO 18330	Part Deeds Index 1/4A
132	0.0497 ha	Section 3 SO 18330	Part Deeds Index 1/4A
133	0.0908 ha	Section 4 SO 18330	Part Deeds Index 1/4A

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134	0.0347 ha	Section 1 SO 18506	Part Deeds Index 1/4A
135	0.1212 ha	Section 1 SO 479863	Part Deeds Index 1/4A
136	0.4221ha	Section 1226 Town of Wellington	CFR 805871
Total	<b>521.1633ha</b>		

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**Schedule 2: Land protected under the Reserves Act 1977**

All that land situated in the Wellington Land District described below:

38	0.3462 ha	Section 1342 Town of Wellington	Computer Register WN38A/760
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## Comments from submitters

**Submitter 55** - Paul Wavish - The Town Belt is a wonderful asset and must be protected. The need for additional land in the town belt should be weighed against the need for more quality housing.

**Submitter 128** - Taison- I think I have mentioned everything in my comments so far, but overall I simply believe that sustainability is the number 1 priority. This will mean pooling more resources into sustainable planning that incorporates the growing of the town belt and its regeneration into native bush (instead of being full of pines), connecting the city back to the bush, and having public transport that is sourced from renewable sources and reduces congestion to a bare minimum. This should be the backbone of our beautiful city's growth. These things cannot be rushed, everything must be planned pre-emptively so that we don't have to continually fix things into the future because we were too hasty on making a decision.

**Submitter 241** - Charles Mabbett - In addition, as a resident of Devon St, I strongly support the addition of Devon St Gully into the Town Belt and hope that the exotic trees, mainly sycamores, can eventually be replaced by natives. Also the spread of old man's beard is a concern in the Aro Valley area.

**Submitter 250** - Paul Richardson - Acquiring land for the town belt. For what? More poor building development and substandard housing? Or for ugly industrial style "shopping" complexes. Pls! Do not go like every town and city in NZ, and make the built environment depressing bland, ugly with cheap development!!!!

**Submitter 312** - Glenn - Addition of this land to the Wellington Town Belt supports positive ecological and recreational growth and is a strong contribution to our uniquely green city, a draw card for many visitors.

**Submitter 370**- Emily Moon - Great that the council has acquired more Town Belt land in Aro Valley. Polhill is proving to be a great place for birds to flourish outside of Zealandia - the more bush areas nearby the better!

**Submitter 397** - Emily Louise Watson - The Wellington town belt is a city treasure and I am completely on board with preserving these areas and bringing back native birds.

**Submitter 438** - Charlotte - I truly believe that improvement of our water networks should be a priority. I am proud of what Wellington is already achieving, but we have the capabilities to be at the forefront of innovation here. I fully support the addition of land to the Wellington Town Belt. It is truly an asset to Wellington, and a pleasure to experience. I would like to see more development in the cleaning and protection of our polluted rivers, however.

**Submitter 661** - Juli Usmar -Create a predator free city urgently. Yes to encourage community, city and continuing regional council trapping. So that Zealandia can spread out across the city creating the most amazing city with our native species evident. I would like tuatara in our back yards. Yes add land to the Wgtn town belt, protect and plant our special native eco (sourced)-trees and creatures.

**Submitter 847** - Daniel Morgan- ALL OF MY RATINGS AND COMMENTS SHOULD BE READ IN CONJUNCTION WITH MY OVERALL SUBMISSION THAT ANNUAL RATES INCREASES SHOULD BE NO MORE THAN INFLATION PER THE RESERVE BANK; AND LOWER IF POSSIBLE. IF PREFERRED PROJECTS NEED TO BE DEFERRED THEN SO BE IT.\* I strongly oppose the Council's acquisition of this land. It does not look after the land it already owns sufficiently well to be acquiring more (just look at the state of parts of the Town Belt, Trelissick Park etc in terms of rubbish & weeds). I accept the Council now owns the piece of land in question but think it should be sold to developers for housing purposes.

**Submitter 902** - Kara Lipski - More land for the Town Belt: yes Please !

**Submitter 1100** – Edward Lee - Wellington needs land for housing, we are growing and the council should not be purchasing land to add to the town belt which makes it virtually impossible to use it for housing in the future. Building accelerometers is not needed at all. In every earthquake ever it does not take long to respond accordingly. An extra five minutes is not needed for the huge expense to install them.

**Submitter number 1135** - Deborah East - Only add gully to town belt if it can't be used for housing

**Submitter number 1210**- Joanna Newman - I strongly support the addition of land to the Town Belt where possible. The Council must also protect what it already has under its management, however. This includes not allowing more land to be taken for such things as roading in Hataitai. It also includes managing the Basin Reserve as legally required under legislation and developing a Reserves Management Plan for it. This is long overdue and was particularly remarked on during the Board of Inquiry into the proposed Basin Bridge Flyover.

**Submitter number 1257**- Joanne Harvey - Retention of public green spaces is an important step in keeping with the resilience and environment priority. I am grateful for WCC and Councillor support for retaining a green space in Kelburn, on Glen Rd, that the Ministry of Education may be disposing of in the near future. It provides mature trees for native birds (especially kaka, kereru and tui), access to Kelburn Normal School, the viaduct and Karori for the approximately 200 households in the Glen, and a heavily used flat grassy play area for families, children and dogs. I note that the area between Devon and Aro St that WCC has obtained provides an excellent precedent for adding land to the public domain (through the Wellington

Town Belt). I've uploaded a document stating our case for retaining the Glen Rd land in public hands, which I have previously sent to Mayor Justin Lester's office and Iona Pannett.

**Submitter number 1400** - Andrea - We don't need more land for the town belt it should be for housing

**Submitter 1480** - Chris Wilson- I support expanding the Wellington Town Belt and this should involve lots of pest control including predator and noxious weeds , particularly Wandering Willie, black berry, gorse, wilding pines and Darwin's Barberry.

**Submitter 1546** - James Hunter- The area between Aro valley and Devon Street is an old tip - Full of broken glass & metal. Much of this is quite old and potentially a museum/ recycling depot could well be made simply showing off some of the better bottles/ machinery that are bound to be found if it is dug out carefully. There is a major cleanup required whether it is made into town belt or not. If a track is to go through, it will be dangerous until this clean-up is done.

**Submitter 1560** - Tim Jones- While we support this strategy, we believe that it is also important for the Council to protect Town Belt land which it already has under its management. This includes not allowing more land to be taken for such things as roading in Hataitai.

**Submitter 1618** - Ashok Jacob - I'm pleased that the council is focusing on public transport, but ideally the buses and trains themselves should be publicly owned as well as the infrastructure. The addition of land to the town belt is a good idea, as is the expansion of cycleways

**Submitter 1669** - Catharine Underwood - Support addition of land to town belt but not swapping land for land.

**Submitter 1694** - Ben Sandle - Reducing pests with trapping etc is great for bringing bird life back to city. Expanding town belt area is great for everyone having more green areas to enjoy.

**Submitter 1785**- Paul Smith - Predator free, more town belt etc are all great. But there's nothing here about accessing the belt and recreation opportunities. We settled in Wellington a decade ago and recreation and access to bush so close to the city was a big reason. I'd like to see that maintained and increased as part of the plan. Predator free, more town belt etc are all great. But there's nothing here about accessing the belt and recreation opportunities. We settled in Wellington a decade ago and recreation and access to bush so close to the city was a big reason. I'd like to see that maintained and increased as part of the plan.

**Submitter 1819** – Chris Laidlaw - Greater Wellington welcomes the addition of land to the Wellington Town Belt. This will improve ecological connections to nearby Zealandia and provide habitat for native biodiversity, while also enhancing opportunities for the community to connect with nature.

**Submitter 1826** – Michael Stebbings - I feel adding to and strengthening the protection for the Town Belt is hugely important. Wellington is a green city - being surrounded by and embracing the environment is a huge part of what makes us a unique and attractive place to live, as well as providing multiple physical and mental health benefits.

**Submitter 1885** - Demelza OBrien - Addition of land to the Wellington Town Belt - We would support council actively engaging and working in partnership with Mana Whenua in this process.

**Submitter 1932** - Georgina Preston- Extending the town belt is a priority. The council should be actively monitoring all government land that may come up for disposal in the Crown property disposal process. Green spaces should be acquired to add to the town belt or to become local parks and reserves. They can be requested under the public work act. Land with buildings can be used for housing.

**Submitter 1979** - Katharine - I believe that the biggest priority for Wellington is security of the drinking water supply, and resilient sewage control, particularly after a major event. The city is sitting on major risk in this respect and these two areas need to be addressed as the highest priorities. As far as environmental protection goes, I would like to see the Council fix existing known issues (such as the failing storm water drain under Crawford Road at Naughton Terrace) as a priority, and then new projects commenced. Addition of land to the town belt sounds great, but I simply don't see this as the same priority as protection of the existing environment. Equally I don't believe that a Council that is in debt has the funding to support owners to get work done on heritage buildings. There is private investment and Trust fund money available for this.

**Submitter 1990** - Sam Newton - NZRA is supportive of the \$2.6m expenditure towards supporting Predator Free Wellington. NZRA has made comment on other Councils Long Term Plans that they should make specific reference to the Predator Free 2050 and outline the Councils contributions to that effort. NZRA commends Wellington City Council for doing so and will cite it as an exemplar. NZRA is supportive of the addition of land to the Wellington Town Belt and the proposed track connecting Abel Smith Street and Devin Street.

**Submitter 1997** – Brad Olsen - We support the initiatives proposed, especially the expansion of the Town Belt and the Prince of Wales reservoir

**Submitter 2012** – Tim Jones (REPEAT) Addition of land to the Wellington Town Belt - It is important for the Council to protect Town Belt land which it already has under its management. This includes not allowing more land to be taken for such things as roading in Hataitai.

**Submitter 2023** - Robert Davies- I support the addition of the Aro Street gully to the town belt.

**Submitter 2048** - Angela Rothwell- We also support adding the land acquired between Aro and Devon Streets to the Town Belt.

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## **ADOPTION OF THE 2018-28 LONG TERM PLAN**

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This report was not available at time of print and will be made available under separate cover, and online at <https://wellington.govt.nz/your-council/meetings/committees/council/2018/06/27>.

Author	Baz Kaufman, Manager Strategy
Authoriser	Kane Patena, Director, Strategy and Governance



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## **SETTING OF RATES FOR 2018/19**

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This report was not available at time of print and will be made available under separate cover, and online at <https://wellington.govt.nz/your-council/meetings/committees/council/2018/06/27>.

Authors	Alina Manko, Funding Analyst Deirdre Reidy, Specialist Funding Advisor Martin Read, Manager Financial Strategy & Treasury
Authoriser	Andy Matthews, Chief Financial Officer



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### 3. Committee Reports

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## REPORT OF THE CITY STRATEGY COMMITTEE MEETING OF 14 JUNE 2018

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**Members:** Mayor Lester, Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Fitzsimons, Councillor Foster, Councillor Free, Councillor Gilberd, Councillor Lee, Councillor Marsh, Councillor Pannett (Chair), Councillor Sparrow, Councillor Woolf, Councillor Young.

#### The Committee recommends:

#### A. BUSINESS IMPROVEMENT DISTRICT STRATEGY AND POLICY UPDATE

#### Recommendation/s

That the Council:

1. Adopts the following amendments to the Business Improvement District Policy 2013 to align the Policy with the Local Government (Rating) Act 2002 and to amend the audit requirements:
  - a. Section 7.4 – changing the hybrid rating mechanism to remove capital value thresholds.
  - b. Section 8.1 – changed to reflect the restrictions on the Council's ability to supply bulk ratepayer information to assist BIDs in building voter databases.
  - c. Amending the requirement for audited accounts to be provided: annually where the targeted rate income is equal to or over \$100,000; and every second year where the targeted rate income is less than \$100,000, or on request by the Council.
  - d. Section 7.6 – insert minor change of wording (see below). This clarifies that Council alone will compile the property owners details. The BIDs as part of their engagement collect the occupiers details – this is generally as part of the establishment of the BID and a third party is likely to be engaged to undertake this.

#### ***7.6 Developing a list of owners and occupiers***

A list must be compiled of owners and occupiers within the agreed boundaries of the BID. Businesses occupying, but not owning property, will need to be identified. The Council will ~~assist in compiling~~ compile property owner details. The list will form the basis of the voter register.

- e. Section 7.7 – insert minor change of wording (see below). This clarifies that creating a BID register is a joint effort between Council and the BID. It already states in 7.6 that Council will compile the property owners details.(see below)

#### ***7.7 Creating the voter register – eligible voters***

~~Those proposing a BID must contact~~ Every owner and occupier within the proposed district must be contacted to determine who will be registered as a

voter on the final voter register.

- f. Section 11.1 – insert minor change of wording (see below). It is standard Council practice within contracts and policies to use the governing body of arbitrators and mediators as they follow protocols to appoint a vetted and unbiased mediator. In reviewing this section it came to light that LEADR merged with the Institute of Arbitrators & Mediators Australia in 2015. Council currently refer to Arbitrators' and Mediators' Institute of New Zealand Inc, and this is reflected in the amended 11.1

**11.1 Resolution between the Council and the BID Association**

2<sup>nd</sup> bullet point

- If a request to mediate is made then the party making the request will invite the chairperson of the ~~New Zealand Chapter of Lawyers Engaged in Alternative Dispute Resolution (LEADR)~~ Arbitrators' and Mediators' Institute of New Zealand Inc (AMINZ) to appoint a mediator to enable the parties to settle the dispute.

4<sup>th</sup> bullet point

- If the dispute is not resolved within 30 days after appointment of a mediator by ~~LEADR~~ AMINZ, any party may then invoke the following provisions:

(The amended Business Improvement District Policy 2013 for adoption is enclosed as **Attachment 1.**)

**B. TE TAUIHU - OUR TE REO MĀORI POLICY**

**Recommendation/s**

That the Council:

1. Adopts Te Taihū – Te Reo Māori Policy.

(The amended Te Taihū – Te Reo Māori Policy for adoption is enclosed as **Attachment 2.**)

**C. RESERVES NAMING - POLISH CHILDREN SQUARE AND TERAWHITI WILF GLOVER ARTIFICIAL TURF**

**Recommendation/s**

That the Council:

1. Agrees that the artificial turf at Karori Park comprised with Part Section 41 Karori (1.43 hectares), set aside for the purpose of Recreation Reserves and zoned Open Space A, be named "Terawhiti Wilf Glover Turf".

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**D. GIFTING OF THE BUILDING AT 29 SOUTH MAKARA ROAD ON LOCAL PURPOSE RESERVE (COMMUNITY BUILDINGS) TO THE MAKARA MODEL SCHOOL**

**Recommendation/s**

That the Council:

1. Gifts the old school building at 29 South Makara Road (building number 2410) contained within Local Purpose (Community Buildings) Reserve to the Makara Model School.

**Attachments**

- |               |  |          |
|---------------|--|----------|
| Attachment 1. | Business Improvement District Policy 2013 (amended for adoption) <a href="#">↓</a> | Page 212 |
| Attachment 2. | Te Tauihu - Our Te Reo Māori Policy (for adoption) <a href="#">↓</a>               | Page 224 |

# **BUSINESS IMPROVEMENT DISTRICT POLICY**

**October 2013**

## Contents

1. Definitions
2. Overview
3. Purpose of this policy
4. Framework for partnership between Wellington City Council and Business Improvement Districts
  - 4.1 *Council responsibilities*
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5. BID objectives
  - 5.1 *What Business Improvement Districts can do*
  - 5.2 *Accountability*
6. Alignment with city strategies
7. Establishing a Business Improvement District
  - 7.1 *Considering a Business Improvement District*
  - 7.2 *Initial consultation*
  - 7.3 *BID boundaries*
  - 7.4 *Setting the targeted rate*
  - 7.5 *Constitution of a legal entity*
  - 7.6 *Developing a list of owners and occupiers*
  - 7.7 *Creating the voter register – eligible voters*
8. Polling in a Business Improvement District
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  - 8.7 *Confirming the result*
  - 8.8 *Final decision on BID changes to be made by the Council*
9. Accountability processes of the BID Association
10. The relationship with the Council
  - 10.1 *Applying for the targeted rate*
  - 10.2 *Council – Executive Committee relationship*
  - 10.3 *Council review*
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11. Dispute resolution
  - 11.1 *Resolution between the Council and the BID Association*
  - 11.2 *Resolution between owners and BID Associations*

## 1. Definitions

*BID* - Business Improvement District

*BID Association* - a legal entity constituted to administer the BID

*Council* - Wellington City Council

*Executive Committee* - the body elected by businesses in the BID area to govern the operations of the BID

*BID Manager* - a person recruited or contracted to manage the BID programme

## 2. Overview

A Business Improvement District (BID) is a partnership between a local authority and a defined local business community to develop projects and services that benefit the trading environment and which align with the local authority's objectives. A BID is supported by a targeted rate, levied on and collected from non-residential properties within the defined boundary.

A BID provides a vehicle for local business-led initiatives that support key city objectives of vibrant centres, business creation and development and increased employment.

There is no minimum size for a BID; however any proposed BID must demonstrate that it is viable and fit for purpose.

## 3. Purpose of this policy

This policy provides guidance for prospective BIDs, and describes the role of Wellington City Council (Council) which is required to approve any BID and collect the associated targeted rates.

The policy addresses:

- the responsibilities of the Council and BID Associations
- the objectives that a BID must meet
- the process to establish a BID
- the operation of a BID
- managing the performance of a BID.

## 4. Framework for partnership between Wellington City Council and Business Improvement Districts

### 4.1 Council responsibilities

The Council will:

- provide information and advice as appropriate
- consider whether to set a targeted rate for the purpose of BID programmes
- set a targeted rate, providing the Association has complied with the terms of this policy
- monitor and review the performance of BIDs.

#### **4.2 BID Association responsibilities**

The BID Association will:

- comply with its constitution and the BID policy
- comply with all other relevant laws and regulations
- maintain proper meeting and accounting records demonstrating how the targeted rate and grant money is used, and make such records available to the Council on request.

### **5. BID objectives**

#### **5.1 What Business Improvement Districts can do**

All BID programmes should develop an in-depth understanding of the particular needs of their business community. The BID policy allows for a wide range of activities that could be undertaken with the provisos that the activities:

- align with the Wellington City Council's strategic objectives and priorities
- are relevant for their business community
- are not already being undertaken as part of the Council's responsibilities under the general rating provision. There is no prohibition of BIDs within the Downtown Levy area where a particular business group wishes to provide services additional to those provided by the Council through general rates or through the Downtown Levy.

#### **5.2 Accountability**

The BID Association is accountable to its eligible voters. It is also accountable to the Council for the use of the BID targeted rate and alignment with the Council BID Policy.

This accountability is supported by the development of a business plan, the measurement of key performance indicators, production of an annual report and financial accounts for its members, and annual reporting to the Council. Audited accounts to be provided: annually where the targeted rate income is equal to or over \$100,000; and every second year where the targeted rate income is less than \$100,000, or on request by the Council.

The Council is accountable for the collection and payment of the BID targeted rate amount to individual BID Associations, and ensuring the targeted rate collected is spent as intended. The BID targeted rate may only be applied to the agreed activities of the BID Association and for no other purpose.

Where the Council has serious concerns with performance of a specific BID Association, the BID targeted rate may be withheld until specific improvements or alterations have been made by the BID Association.

In accordance with the provisions of the Local Government Act 2002 and the Local Government (Rating) Act 2002, the Council will make the final decisions on what BID targeted rates, if any, to set in any particular year (in terms of the amount and the geographic area to be rated).

## 6. Alignment with city strategies

BIDs have been identified as important elements that can contribute towards delivering Wellington City Council's strategic objectives, including those identified in the Economic Development and Urban Development strategies and the Centres Policy. They can also play an important part in the Wellington Towards 2040: Smart Capital strategy.

The strategic goals underpinning these strategies include:

- *attracting, retaining and growing investment, creating jobs, and supporting sustainable economic growth in Wellington City*
- *strengthening the vibrancy and multi-functional nature of centres, including their role as social and community focal points, public transport hubs, places where people live and work, and centres for entertainment, recreation and local services.*

The business plan of each BID will clearly set out how it supports the priorities underpinning these strategies. The planning of the BID programme should take account of key Wellington City Council planning and policy documents.

## 7. Establishing a Business Improvement District

The following steps must be taken by any group proposing to establish a Business Improvement District:

1. Undertake initial consultation with the business community on the potential range of services a BID could undertake to determine its level of support for forming a BID. If there is sufficient interest (indicatively >25 percent support) then the following steps would be undertaken:
2. Confirm the district boundaries where the targeted rate would apply.
3. Develop a business plan outlining the proposed activities that will be funded by the targeted rate and which comply with BID policy.
4. Agree the level of targeted rate required to support the BID budget and the basis for its collection.
5. Agree a constitution and establish a legal entity to administer the BID. The Council should be consulted on the constitution.
6. Develop a voting register of eligible businesses within the district.
7. Undertake full consultation on the targeted rate and the planned activities and complete an establishment vote with a majority vote supporting the BID.
8. Undertake an initial AGM, adopting the constitution, appointing board members and officers and approving the business plan.
9. Apply to the Council for a targeted rate, with the following supporting documents:
  - evidence of a mandate from voters
  - a business plan which is aligned with Council priorities
  - an approved constitution for the entity.
10. Gain approval of the targeted rate for the BID in the Council Annual Plan process. Note that the previous steps need to be completed in sufficient time so that steps 9 and 10 can be completed to meet the Annual Plan timelines. This would be expected to be submitted to the Council before November of any year to be included in the following year's Annual Plan process.

### **7.1 Considering a Business Improvement District**

Discussions to explore the establishment of a BID may be initiated at any time by any interested party. A key factor to support these discussions will be evidence that there is sufficient support from the community to sustain the challenge of establishing and operating a BID.

### **7.2 Initial consultation**

One of the first steps is to undertake initial consultation with key stakeholders within (and potentially outside) the proposed area. These stakeholders might include, for example, owners of businesses, land owners and ratepayers, local or central government agencies within the proposed BID, or interested community groups.

This consultation could include a public meeting to communicate the proposal to establish a BID, the area that it is proposed to cover, and its potential objectives and activities.

Following this initial consultation, the group proposing the BID will give feedback to the Council on the response received, and whether they wish to proceed with the establishment of a BID.

### **7.3 BID boundaries**

In the first instance, the Council will allow those proposing a BID to determine the boundaries within which the targeted rate will be collected. However, should the Council disagree on the proposed boundaries; the Council's decision is final, as it is the Council which takes responsibility for the targeted rate.

### **7.4 Setting the targeted rate**

The Local Government (Rating) Act 2002 gives the Council authority to set a targeted rate for an activity such as a BID. The level of the rate needs to be sufficient to support the BID programme of activities. The BID must agree the total budget required for the programme with its members (at an AGM), and advise the Council that the BID targeted rate be included in the Annual Plan of the Council.

#### **Rating options**

There are three options for calculating the targeted rate collection. Targeted rates can be established by the:

- proportional value method
- flat rate method
- hybrid method (which is a combination of both the proportional value and flat rate methods).

Council staff will work through the different options with BIDs on a case-by-case basis.

#### **Proportional value method**

Under the proportional value method, the total amount of the targeted rate to be collected is divided by the capital value of the properties within the collection area. As a result, larger capital value properties pay a greater proportion of the targeted rate. Every property will therefore be paying a different BID targeted rate amount.

This method is preferable where owners owning or renting more valuable areas of land or businesses will gain significantly more from the BID programme than owners with less valuable areas of land or businesses.

**Flat rate method**

Under the flat rate method, the Council applies a flat rate for every rateable business within the BID programme area. This method is used where there is little difference between the size of the businesses within the boundary or the likely benefits from the BID programme.

**Hybrid rate method**

The hybrid method involves setting a flat rate per business and a proportional rate based on capital value.

This method is most appropriate where there are a large number of small businesses balanced by a smaller number of large businesses operating within the BID area. The advantage of this approach is that it evens out the impact of the targeted rate across all businesses and ensures the larger businesses pay a higher amount proportional to their value.

The hybrid rating method is often the preferred approach for a BID targeted rate.

**7.5 Constitution of a legal entity**

Before a BID can be set up, a legal entity to administer the BID must be established and registered. In many cases an incorporated society structure is used. The Council will not set a rate without evidence that the BID Association has been legally constituted and a constitution has been developed in consultation with the community. The Council should be consulted on the BID Association's constitution before registration.

**7.6 Developing a list of owners and occupiers**

A list must be compiled of owners and occupiers within the agreed boundaries of the BID. Businesses occupying, but not owning property, will need to be identified. The Council will compile property owner details. The list will form the basis of the voter register.

The following are not covered under this policy, will not be on the voter register and will not become liable for the targeted rate:

- private (non-business) residents
- properties owned by either local or central government (wholly or proportionally) including educational facilities, government offices and any property not attracting a commercial rate
- business owners who operate their businesses from residentially rated property within the BID
- business owners who give a business address which is a commercial property within the BID, but who do not physically run their businesses from that address (for example, businesses who use their accountant's address, or businesses who have mail delivered to a relative or friend running a business within the BID).

Those proposing the BID have the final decision over eligibility, in consultation with the Council.

New properties or redeveloped properties liable to pay the BID targeted rate and appearing in the BID area during any financial year will not be rated until the following financial year. These properties have the impact of redistributing the existing total BID targeted rate collected.

**7.7 Creating the voter register – eligible voters**

Every owner and occupier within the proposed district must be contacted to determine who will be registered as a voter on the final voter register.

This policy is based on the principle of 'one person, one vote'.

If the owner and/or occupier is an individual, that person should be registered as the voter unless they nominate someone else to act on their behalf. All future communication from those proposing the BID or the eventual BID Association must be addressed to that nominated individual, unless the owner or occupier subsequently communicates a desire to nominate a different representative to the BID Association.

If the owner and/or occupier is not an individual, those proposing a BID must communicate with the owner's management and request the name of a nominated representative to register as a voter.

All registered voters automatically qualify to become members of the BID.

Once established, it is the responsibility of the BID to maintain and update the membership register.

## **8. Polling in a Business Improvement District**

### **8.1 Types of polls**

Those proposing a BID should consult with Council on the timing of BID voting. Polls must be completed in sufficient time so that they can be ratified by the Council and any changes included in the Annual Plan process (refer to section 7 of this policy).

BID polls must be run in the following circumstances.

#### **Establishing a BID**

A poll is held when the BID is being established to ensure that the rateable businesses within the district boundaries support the proposal.

#### **Increasing or decreasing the boundary**

A BID may be expanded to include adjoining areas not included in the original proposal.

Where the BID is to be expanded, the BID Association must arrange for a poll to be conducted in the expansion area only. In the event of a BID boundary being reduced, a poll is conducted for the whole BID area because this change implies a reduction in budget for the whole programme.

#### **Dissolving a BID programme**

This may be called by the BID Association at any time, however the Council does not need a disestablishment poll to stop setting a targeted rate.

### **8.2 Informing voters**

The BID Association must inform all registered voters of any poll and ensure voters are aware of the key issues to be decided. Such issues include, but are not limited to:

- the boundaries of the proposed BID
- the total budget and approximate targeted rate to be assessed
- the objectives of the BID strategic and business plans
- the contacts for those proposing the BID.
- To achieve these aims, those proposing a BID must:
  - advise and hold at least one information meeting, open to all interested parties, no less than 10 days before the poll closes
  - place at least two advertisements about the poll in local newspapers, at least seven days apart, with the last advertisement a minimum of three days before the poll closes.

Additional methods may be used to inform eligible voters of the vote, such as face-to-face meetings, email, fax or newsletters.

### **8.3 Sending out the ballots**

The Council will provide the services of its returning officer or recommend one for the group to use. The group will contact the returning officer as soon as the voter register has been finalised to enable the election service to begin preparing for the poll. Material prepared for the poll will include:

- a copy of the register of voters
- a copy of an easy-to-understand information sheet outlining the BID proposal
- a copy of a ballot form approved by the independent election service
- a copy of a contact update form which includes the name of the nominated representative of the business
- boundary information if the poll includes an increase or decrease of the BID boundary area.

The Council's returning officer will send out an envelope including the information sheet, the ballot form, the contact update form and a prepaid return envelope.

### **8.4 The goals of the poll**

It is a goal of the Business Improvement District poll to achieve a 25% voting return from the eligible voters for that poll; and with the majority of those votes to be in favour of the proposition. (This majority must be by number of eligible voters voting in the poll, and those voting in favour must also represent the majority of rating valuation of those voting). This ensures that the vote has a high level of participation and has majority support by both larger and smaller entities within the district.

The higher the level of the voting return achieved by the poll, the greater the level of assurance for the Council in any decision to support, or not support, a targeted rate.

### **8.5 Proxy and absentee voting**

Proxy voting is not permitted for BID polls. Registered voters who will be absent from their registered addresses during the period of the poll, but who wish to vote, should provide a forwarding address to the BID.

### **8.6 Non-registered eligible voters**

Those proposing a BID should attempt to ensure all eligible voters in a BID area are registered. In the event that an individual believes he or she is entitled to vote, but does not appear on the register of voters, the returning officer shall determine the status of the individual and whether a ballot should be issued to that individual.

### **8.7 Confirming the result**

The independent election service will receive, count and verify all returned ballot papers. It will then report the result of the poll to those proposing the BID/Association and the Council.

### **8.8 Final decision on BID changes to be made by the Council**

The final decision about whether to establish, extend, reduce or disestablish a BID shall be made by the Council because, under the Local Government (Rating) Act 2002, it is the Council alone which can set the targeted rate. In making that decision, the Council will take into account, but will not be bound by, the poll result.

## **9. Accountability processes of the BID Association**

The BID Association will be required to have processes in place to ensure that it can demonstrate accountability to the levy payers.

This will include having:

- an appropriate constitution including membership rights for any eligible voting business within the boundary area (and any associate membership types) and entitlements of the individual member
- meeting processes including for the initial annual general meeting following a successful establishment poll and subsequent annual general meetings
- processes for the appointment of any officers and Executive Committee and their rights and responsibilities
- processes for the development, approval and updating of the BID Association budget, strategic and business plans, and performance measures.

The Council must be advised of any changes to the constitution and the contact details of elected officers and committee members.

## **10. The relationship with the Council**

### **10.1 Applying for the targeted rate**

Once confirmation of legal incorporation has been received, the BID Association can apply to the Council for a targeted rate. The BID Association must present the following information to the Council:

- evidence of a mandate
- evidence of incorporation
- the agreed BID boundaries
- the budget that has been ratified at the AGM
- the business plan that has been ratified at the AGM.

Any payment to the BID Association from the targeted rate will be by a conditional BID Funding Grant under the Local Government Act 2002. Consistent with the Local Government Act 2002, the grant must be separately accounted for in the BID Association's financial records. The funding generated from any BID targeted rate will be paid to the BID Association after the end of each financial quarter.

### **10.2 Council – Executive Committee relationship**

The BID Association and the Council will at all times communicate with each other in such a way as to most effectively further the strategic objectives of the stakeholders and to protect and enhance the partnership relationship between the BID Association and the Council.

The Council's Annual Plan and budget process provides a mechanism for reviewing BID budgets and existing programme boundaries. In order for the Council to change the targeted rate, the Executive Committee must submit a detailed programme, budget and performance reports.

By the end of November each year, the Executive Committee must provide the Council with the following information:

- a copy of the financial audited accounts/financial accounts (refer Section 5.2) and annual report for the previous financial year (including statements that the association has acted in compliance with its constitution and all other relevant

laws and regulations)

- any proposed changes to the boundaries.

In January each year, the Executive Committee must provide the Council with a detailed programme and budget for the period 1 July to 30 June (the next financial year).

### **10.3 Council review**

In the Council's planning processes, it will review the performance of the BID against the stated strategic and business plans, KPIs, financial audited accounts/financial accounts (refer Section 5.2) and any reporting.

Where the Council has concerns with the progress or success of a BID, the targeted rate may be withheld until specific improvements or alterations have been made to business, communication or strategic plans, or implementation processes.

In accordance with the provisions of the Local Government Act 2002 and the Local Government (Rating) Act 2002, the Council will make the final decisions on what targeted rate, if any, to set in any particular year (in terms of the amount and the geographic area to be rated).

The Council may initiate a review of all or any particular BID programme outside the annual and three-yearly reviews. Such a review will be funded through general rates.

### **10.4 BID Performance Survey**

The Council may commission a BID performance survey. The results of the survey will be used to analyse the performance of individual BIDs as well as the success of the BID programme on a citywide basis.

The survey process and delivery will be formulated in collaboration with all of the BID programmes to ensure a high rate of return and clarity of objectives. An approach of continuous improvement will be used for the survey to ensure that latest technology and best-practice methods are considered and used where possible.

The cost of the survey will be funded proportionally (based on BID programme budgets) by the city's BIDs through the targeted rate.

The primary focus of the survey will be on the business community's perception of the effectiveness of the BID programme in each district. The survey will cover such aspects of the BID programme as: overall satisfaction; the ability of eligible voters to influence the programme; the results achieved; the communication processes used; and other such matters agreed between the Council and the associations administering BID programmes.

## **11. Dispute resolution**

### **11.1 Resolution between the Council and the BID Association**

Any decisions about whether or not to set a targeted rate, the amount of that rate, to provide for an additional rate or alter the boundaries of the area subject to the rate, and whether or not to establish, disestablish, reduce or extend the BID, are within the discretion of the Council to make as part of its annual funding and rating decision-making process.

Any other disputes between the BID Association and the Council will be settled in accordance with the following procedure:

- Having exhausted normal means of resolving a dispute or difference (by engaging in a process of good faith negotiation and information exchange), either party may give written notice specifying the nature of the dispute and its intention to refer such dispute or difference to mediation.
- If a request to mediate is made then the party making the request will invite the

chairperson of the Arbitrators' and Mediators' Institute of New Zealand Inc. (AMINZ) to appoint a mediator to enable the parties to settle the dispute.

- All discussions in the mediation will be without prejudice and will not be referred to in any later proceedings. The parties will bear their own costs in the mediation and will equally share the mediator's costs.
- If the dispute is not resolved within 30 days after appointment of a mediator by AMINZ, any party may then invoke the following provisions:
- The dispute will be referred to arbitration by a sole arbitrator in accordance with the Arbitration Act 1996.
- The award in the arbitration will be final and binding on the parties.

#### **11.2 Resolution between owners and BID Associations**

Disputes between owners or their nominated representatives (ONR) and the BID Associations will be settled in accordance with the following procedure:

- Unless matters can be resolved quickly and informally, ONR are obliged to bring their concerns to the attention of the BID Association's Executive Committee in writing. An initial written response is required within seven working days, outlining the manner and the timeframe in which the concerns will be addressed. The Council as major fund provider should be made aware of any such issues.
- Having exhausted reasonable means of resolving the dispute, the BID Association may approach the Arbitrators' and Mediators' Institute of New Zealand Inc. (AMINZ) to appoint a mediator to enable the parties to settle the dispute. All discussions in the mediation will be without prejudice and will not be referred to in any later proceedings. The parties will bear their own costs in the mediation and will equally share the mediator's costs.
- If the dispute is not resolved within a further 30 days after appointment of a mediator by AMINZ, any party may then invoke the following provisions:
- The dispute will be referred to arbitration by a sole arbitrator in accordance with the Arbitration Act 1996.
- The award in the arbitration will be final and binding on the parties.

Absolutely Positively  
**Wellington City Council**  
Me Heke Ki Pōneke

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# Te Tauihu

## Te Reo Māori Policy

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Te Tauihu, kua tāpaea te kaupapa here te reo Māori ki a **Billie Tait-Jones**, te Kaitohutohu Ahurea o te Kaunihera o Pōneke, i mate rā i te marama o Whiringa-ā-rangi 2017.

“Nāna tonu i whakaatu i te korounga o te kaupapa here nei: arā, ko te whakaaro pai, te ngākau māhorahora me te hiahia kia kitea tonutia te reo Māori i roto i ā mātou mahi o ia rā.”

**Jill Day**  
Koromatua Tuarua

Te Tauihu, te reo Māori policy is dedicated to **Billie Tait-Jones**, Wellington City Council Kaiārahi/Cultural Advisor, who passed away in November 2017.

“In many ways, Billie exemplified the spirit of this proposed policy: positivity, inclusiveness and the desire to make te reo a very visible part of our everyday lives”.

**Jill Day**  
Deputy Mayor

*Whakaahua (photo on cover): Te moutere o Matiu, Te Whanganui-a-Tara. Ko Te Hononga te waka tetekura Matiu-Somes Island, Wellington Harbour. Te Hononga is the waka.*



Ki te whakahou, whakapakari me te whakanikoniko i te ahurea, papori, rangatiratanga o Taranaki Whānui ki te Upoko o te Ika. To restore, revitalise, strengthen and enhance the cultural, social and economic wellbeing of the people.

Kia tū ai a Ngāti Toa Rangatira; He iwi Toa, hei iwi Rangatira. Ngāti Toa is a strong, vibrant and influential iwi, firmly grounded in our cultural identity and leading change to enable whānau wellbeing and prosperity.

#### Foreword from iwi mana whenua

Our reo Māori is a key thread which weaves together our identity, our whakapapa, and ultimately creates the fabric of who we are as a people and as a nation.

This is incredibly crucial to us as an iwi as it speaks directly to our past, our present and most importantly, our future; and for that reason we will never capitulate on our commitment to our reo Māori.

#### Wayne Mulligan

Chairperson  
Taranaki Whānui ki te Upoko o te Ika



Whānau who are confident in their reo, tikanga, kawa and identity is our resolve, everything else stems from that.

The Rūnanga looks forward to working with council and other mana whenua to ensure that these objectives can be achieved.

#### Sir Matiu Rei

Executive Officer  
Te Rūnanga o Toa Rangatira Inc



# We want Wellington to be a te reo Māori city. Te reo Māori is a taonga we need to protect, nurture, and grow.

Justin Lester, Mayor of Wellington

## He Mihi nā te Koromatua

Ki a mātou o Pōneke he taonga te reo Māori, ā, he tino take tōna ki a tātou, ki tō tā tātou whenua, ki tō tātou tāone hoki. Koia kei te hiahia mātou kia tū a Pōneke hei tāone reo Māori. He taonga te reo, nō reira me rauhi, me poipoi kia tipu kia rea.

Ko te hiahia ia kia riro mā mātou tēnei kaupapa e arataki kia noho te reo Māori hei poutoko-manawa o te ahurea me te tuakiri o tō tātou taone. Ka mutu kua pai ngā mahi kua oti mō tēnei wā. Hei whakatauirā ake, kei tā mātou waitohu te rerenga kōrero Me Heke Ki Pōneke (Come and stay in Wellington), kei te ki ngā whakamahia te reo Māori ki ngā momo tohu, ki ō mātou tānga kōrero hoki, ā, kei te ū mātou kia nui haere te whakamahia o te reo Māori mō ngā ingoa wāhi.

Kei te mahi tahi te Kaunihera me Te Taura Whiri i te Reo Māori ki te whakatakoto i tētahi mahere mahi ko te whāinga ia kia kaha kē atu te kitea, te rangona te reo Māori puta noa i tō tātou taone matua. Ko te kaupapa here nei tētahi tino wāhanga o taua kaupapa.

He tauākī tūmatanui tēnei hei whakaatu i te mau ki te reo Māori - he whai whakaaro anō hoki ki te mana o te ahurea Māori me ngā tikanga Māori, ngā tātai kōrero mō te nohotahi me te whakapapa o tō tātou rohe.

Me mihi au ki te Koromatua Tuarua, ki a Jill Day (Ngāti Tūwharetoa) me āna mahi hei whakarite i tēnei kaupapa here, me tana whai kia nui ake te kitea o te reo, kia māmā ake te whai wāhi ki te reo Māori.

Ko tā te Kaunihera he whakarite, he whakatauirā hoki. Ka mātua whai mātou kia mahitahi me ngā iwi mana whenua, i runga i whakaaro kotahi kia tairanga ake te reo Māori ki te taumata tika mōna i tō mātou tāone.

Mā tēnei kaupapa here e āwhina, e ārahi i a mātou i roto i ngā mahi ki te whakanui i te reo Māori, ki te tautoko i te whakarauoratanga o te reo Māori i roto i ā te Kaunihera mahi me te tāone o Pōneke.

**Justin Lester**  
Koromatua o Pōneke

## Introduction by the Mayor

Here in Wellington we value te reo Māori. It's an integral part of who we are as a country and as a city. That is why we want Wellington to be a te reo Māori city. It is a taonga we need to protect, nurture, and grow.

We want to lead the way in making the language a core part of the cultural fabric and identity of our city and we're already making good progress. For example, our logo now features Me Heke Ki Pōneke (Come and stay in Wellington), we use te reo Māori on signs and in our publications and we are committed to increasing the use of it in our place names.

As part of this, Council is also working with Te Taura Whiri i te Reo Māori (The Māori Language Commission) on an action plan to make sure te reo Māori is seen and heard much more around our capital city. This policy is an essential part of that work.

It is a public statement of our commitment to the language - an acknowledgement of the mana of Māori culture and values, of our joint history and of the whakapapa of our rohe.

I want to acknowledge the leadership of Deputy Mayor Jill Day (Ngāti Tūwharetoa) in the development of this policy and, more broadly, in continuing to work towards making te reo more visible and accessible.

Council's role is to be a facilitator as well as provide an example. We will continue to work with mana whenua iwi, to ensure we combine our forces to elevate te reo to its proper status in our city.

This policy will help and guide us as we work to celebrate te reo Māori and support the revitalisation of the language within Council activities and Wellington City.

**Justin Lester**  
Mayor of Wellington

## Te reo Māori is a beautiful and unique language and we can celebrate it by using it in the work we do.

Kevin Lavery, Chief Executive Wellington City Council

### He mihi nā te Tumuaki

Tūturu, he nui ngā painga o Aotearoa: te whenua, ngā tāngata me te ahurea. Maringanui hoki tātou inā kē te maha o ngā āhuatanga e tū ahurei ai tātou i roto i te ao, ā, kāore i tua atu i te reo Māori me te ahurea Māori. Pērā i ngā whenua o Peretānia me Airani e whakapau kaha ana ki te whakarauora i te reo Celtic me te reo Gaelic, ka whai painga anō hoki a Aotearoa ki te pērā tō tātou whakarangatira i te reo Māori.

Me rite tātou ki ērā whenua o te ao, ā, me whakanui i tō tātou ahurei, me whakanui hoki i te reo Māori me tōna wāhi i roto i te tuakiri o Poronihia me ōna tuku ihotanga, tae atu ki ērā kāore ō rātou whakapapa ki Poronihia. He wāhi tino motuhake tō te reo Māori ki te ahurei o Aotearoa.

He reo rerehua, he reo ahurei te reo Māori, ā, ka taea te whakanui i a ia i roto i ā tātou mahi. Nō te taiao tonu ōna kupu, ā, i ēnei rā kei te maumaharatia i roto i ngā waiata, ngā mahi me ngā pūrākau, ā, he taonga hei pupuri tonu kei rite ki te moa, ka ngaro. Nō reira ko tēnei kaupapa here he huarahi hei whakapūmau, hei rauhi i ngā kupu nei me te whakamahi tonu i aua kupu anō hei ratonga ki ō tātou tāngata i roto hoki i tō mātou taiao.

### Kevin Lavery

Tumuaki, Te Kaunihera o Pōneke

### Introduction by the Chief Executive

New Zealand has a lot going for it: our land, our people and our culture. We're fortunate to have many aspects that make us unique, with none more so than Māori culture and language. Much like how the UK and Ireland have made considerable efforts to revitalise the Celtic and Gaelic languages, New Zealand too could benefit similarly by better fostering te reo Māori.

We need to join the rest of the world and celebrate what makes us unique and properly acknowledge te reo Māori and its role in Pacific identity and Polynesian heritage, including those without Polynesian genealogy. It's part and parcel of what makes Aotearoa so special.

Te reo Māori is a beautiful and unique language and we can celebrate it by using it in the work we do. The words that Māori have are from nature and are today remembered in song, art and storytelling and they are irreplaceable. This policy provides us an opportunity to recognise and protect these words while using them to serve our people and in our physical environment.

### Kevin Lavery

Chief Executive,  
Wellington City Council

### Kupu Arataki

Ko te ingoa o tēnei kaupapa here ko Te Tauihu - arā koia te pitau whakarei o te waka. Ka rirerire te here hei haumi mō te riu o te waka. Ko Te Tauihu tērā e pana haere ana i runga i te wai hei tohu mai i te manawanui me te māia.

Ko Te Tauihu he tohu mō te āhua tā te Kaunihera e mahi ai kia whai hua ki a Ngāi Māori. Ko te whakaaro nui ia kei runga tātou katoa i tēnei waka, e haere whakamua ana i runga i ngā wai o te whanga, i runga hoki i te whakaaro kotahi mō te haerenga me tōna otinga.

Waihoki ko te reo Māori tērā hei whakakaha, hei whakapakari i te whānau o te Kaunihera ki te whakatutuki i tōna whāinga kia rauhitia ngā taonga, ngā whakaaro me ngā tikanga Māori, kia whakanuia ā, kia ngākau nuitia e te katoa.

### Introduction

This policy has been named Te Tauihu - it is the ornately carved figurehead of a waka. It is lashed tightly to join and support the body of the waka. Te Tauihu pushes through the water and represents determination and courage.

Te Tauihu is symbolic of 'the prow' of our Council's approach to working effectively for Māori. The concept underpinning this is that we are all in this waka together, moving forward through our harbour waters in unison, with a journey and a destination in mind.

Te reo Māori can provide that same resilience and strengthen our Council whānau to deliver our organisational objective to actively protect taonga and safeguard Māori cultural concepts, values and practices to be celebrated and enjoyed by all.



*Whakaahua (photo): Te Rerenga Kōtare, waka taua kei Te Raukura te Wharewaka o Pōneke*



Whakaahua (photo): Te Hononga, waka tetekura on Whairepo Lagoon

### He Kupu Whakamārama

#### *Kia tāone reo Māori ā te tau 2040*

Ko te reo Māori te reo taketake o Aotearoa ā, he mana motuhake tōna, he reo pūmau tonu. Waihoki he reo whai mana ia nō Aotearoa, ā, he mea whaitake hoki ki te tuakiri o Aotearoa.

Hei tāone matua, he wāhi pai a Pōneke hei kāinga e whakaae ana kia whakanuia te mana o te reo Māori, kia tuituia hoki ki te ahurea o te taone.

Ko tā Te Taihū he whakaū i tā te Kaunihera whakaaro kia whakapūmautia te mana o te reo Māori, kia whai whakaaro ki te hitori o tō tātou whenua, ki te whakapapa o te rohe me tāna hei whakaū i te mana o te ahurea Māori i roto i te tāone o Pōneke hei tāone matua o Aotearoa.

Ko te Kaunihera te pou matua, ā, ka riro māna e whakarite tēnei kaupapa mā tōna whakahoatanga me ngā iwi mana whenua, mā āna ake tukanga whakatau kaupapa me āna mahi, mā ana tikanga tuku kōrero mā ngā tohu ā-tāone, ngā rauhangā, ngā hoahoa me ngā pūtea tautoko mō kaupapa ahurea.

Ko tō mātou moemoeā mō Pōneke ko tēnei, taka rawa ki te tau 2040 kua tū a Pōneke hei tāone reo Māori. Ina hoki ko 2040 te huringa tau 200 o te hainatanga o te Tiriti o Waitangi, ka tahi, me te whakatūranga o Komiti tuatahi o te Taone o Pōneke, ka rua. Ka mutu, koia anō te tau i whakaritea hei tohu nui mō te rautaki o te Kaunihera - Wellington Towards 2040: Smart Capital.

### Context

#### *A te reo Māori City by 2040*

The Māori language is the indigenous language of New Zealand and has inherent mana and is enduring. It is an official language of New Zealand and is important to the identity of New Zealand.

As the capital city, Wellington is well placed and a natural home where the status of te reo Māori should be recognised and built into the cultural fabric of the city.

Te Taihū commits the Council to elevate the status of te reo Māori, it acknowledges the history of our country, the whakapapa of the region and it reinforces the mana of Māori culture within Wellington as the capital city of New Zealand.

The Council has a central role to facilitate this, through its partnership with mana whenua iwi, through its own decision making processes and functions, in how it communicates, through city signage, facilities and design and through its cultural investment.

Our vision for Wellington is to be a te reo Māori city by 2040. 2040 is significant as it marks 200 years since the signing of the Treaty of Waitangi and the first unofficial Wellington Town Committee. It is also the milestone for Council's strategy - Wellington Towards 2040: Smart Capital.

### Te Koronga

Ko te koronga o Te Taihū he whakapūmau i te mana o te reo Māori he taonga nō ngā iwi me ngāi Māori hei waihanga i tētahi anga whakahaere i ngā mahi a te Kaunihera kia whakanuia e ia te reo Māori kia tautokohia te whakarauoratanga o te reo i roto i ngā mahi a te Kaunihera i roto hoki i te tāone o Pōneke.

E tautoko ana Te Taihū i ngā mātāpono i roto i Te Ture mō Te Reo Māori 2016.

Ko ngā iwi me ngāi Māori ngā kaitiaki o te reo Māori, ko te reo anō te tūāpapa o te ahurea Māori me te tuakiri Māori. Ko te mātau ki te reo Māori me te whakamahi i te reo he mea hei hāpai i te oranga o ngāi Māori mā te tuku i te reo mai i tētahi whakatipuranga ki tētahi i roto i ngā whānau mā te kōrero i ia rā, i ia rā i roto i te hāpori. Ka whakahauhautia ngā tāngata katoa o Aotearoa ki te ako, ki te whakamahi hoki i te reo Māori hei tautoko i tōna whakarauoratanga ā-motu.

### Purpose

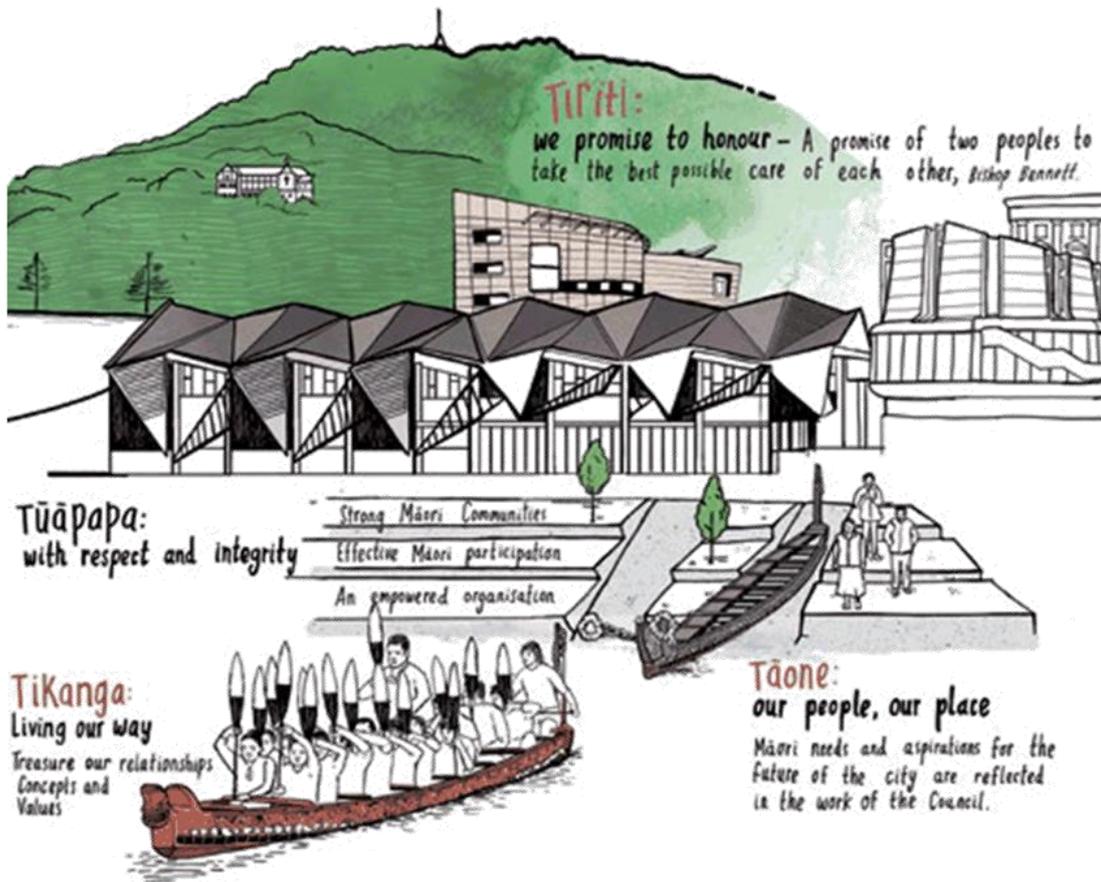
The purpose of Te Taihū is to recognise the status of te reo Māori as a taonga of iwi Māori and to create a framework to help guide the actions of the Council - to celebrate te reo Māori and support the revitalisation of the language within Council activities and Wellington City.

Te Taihū supports the principles set out in Te Ture mō Te Reo Māori 2016, the Māori Language Act 2016.

Iwi and Māori are the kaitiaki of the Māori language and the language is the foundation of Māori culture and identity. The knowledge and use of the Māori language enhances the lives of all Māori. It is sustained through transmission of the language from generation to generation among whānau and daily use in the community. All New Zealanders are encouraged to learn and use te reo Māori to support its national revitalisation.



*Whakaahua (photo): Opening ceremony for Te Raukura, te wharewaka o Pōneke.*



Hoahoa: Te Hāpua o Whairepo - te whakakotahi mai i ō mātou uara  
Diagram: Whairepo Lagoon - our values coming together

### Ngā Mātāpono

Ka whai wāhi te Kaunihera o Pōneke ki ngā kaupapa maha e taea ai te whakaanga ki ngā iwi me te hapori Māori whānui. Mēnā e taunga ana tētahi ki te reo Māori, ki ngā wawata, ngā uara me ngā tikanga ka ngāwari ake te whakawhanaunga atu, te tauwhiro hoki i te mahi ngaio me te āheinga ahurea kia kounga rawa.

Kua herea te Kaunihera ki te whānuitanga o ngā whakaaetanga ā-ture me ngā whakaaro o Te Tiriti o Waitangi. Ka noho ēnei whakaaetanga hei tūāpapa mō ngā kaupapa here whakahaere, whakarato hoki, engari ehara mā ērā anake e whakatau i te hiranga o Te Tiriti, i te whanaungatanga me ngāi Māori me ngā painga o tēnei whanaungatanga ahurei tērā ka hua mai mō te tāone nei i Aotearoa nei, i te ao whānui hoki.

Hei āwhina i a mātou ki te whakarauora i te reo Māori kua tautuhia ēnei whāinga matua e rua

1. Te Reo Māori mō Pōneke: He hapori reo Māori kaha, pakari hoki ā, he tika te whai wāhitanga a te Māori. Kei te hiahia mātou i tētahi hapori reo Māori kaha, hapori pakari hoki. Hei kaitiaki mō te reo Māori, ka uru mai ko te whai wāhi tika a te Māori me ōna tirohanga, tōna hauora hoki.
2. Te reo Māori mō te Kaunihera o Pōneke: He whakahaere kaha. Kei te hiahia mātou ki tētahi whakahaere kaha ko āna kaimahi katoa kua mārama ki te hiranga o te reo Māori, ā, kei tautokona hoki i a rātou e ako ana, e whakamahi ana i te reo. Kua kotahi te whakaaro he taonga te reo.

Kei ngā whāinga whakamahere reo a Te Taura Whiri i te Reo Māori ngā wāhi e rima arā,

- A. Mārama Pū;
- B. Mana;
- C. Te Kōrerotanga;
- D. Ako;
- E. Puna Kupu.

Kua whakamahia ēnei mātāpono mō te mahere otinga (tirohia ki te tapiri). E whakaatu tēnei mahere otinga te whānuitanga o ngā whāinga me ngā wawata.

### Ngā kōrero hei tautoko

Hei tautoko hei āwhina hoki ēnei tuhinga i ngā kaimahi Kaunihera ki te whakarite i Te Tauihu - Te Kaupapa Here Reo Māori

- *He Waka Eke Noa* - Corporate Effectiveness for Māori framework
- *Tū Rangatira: Te Kawa o te Kaunihera o Pōneke* - A guide to Māori Protocol

Kei te hiahia mātou ki tētahi whakahaere kaha ko āna kaimahi katoa kua mārama ki te hiranga o te reo Māori, ā, kei tautokona hoki i a rātou e ako ana, e whakamahi ana i te reo. Kua kotahi te whakaaro he taonga te reo.

**Principles**

Wellington City Council is involved in numerous activities that provide a platform for engagement with iwi and the wider Māori community. Being familiar with te reo, Māori aspirations, values and cultural customs helps us to build strong relations and maintain a high level of professionalism and cultural competency.

The Council is also subject to a wide range of legal obligations and Te Tiriti o Waitangi considerations. These obligations may be the foundations for organisational policy and delivery but on their own they don't adequately emphasise the importance of Te Tiriti, the partnership with Māori and the critical value that this unique relationship can bring to the city both domestically and internationally.

To help us in the revitalisation of te reo Māori we have identified two key objectives

1. Te reo Māori for Wellington: Strong and empowered te reo communities and effective Māori participation. As kaitiaki of te reo Māori, this includes effective Māori participation, perspective and wellbeing.
2. Te reo Māori for Wellington City Council: An enabled organisation. We want an organisation where everyone understands the importance of te reo Māori and feels supported in learning and using it. Te reo Māori is valued here.

The language planning goals from Te Taura Whiri i te Reo Māori, the Māori Language Commission provide for five domains covering:

- A. Critical Awareness;
- B. Status;
- C. Use;
- D. Acquisition; and
- E. Corpus.

These principles have been used to form the outcomes matrix (attached as appendix). This matrix sets out a range of aspirational goals.

**Supporting information**

The following have been developed to support Council staff implement Te Tauihu - te reo Māori Policy:

- *He Waka Eke Noa* - Corporate Effectiveness for Māori framework
- *Tū Rangatira - Te Kawa o te Kaunihera o Pōneke* - A guide to Māori Protocol

We want an organisation where everyone understands the importance of te reo Māori and feels supported in learning and using it. Te reo Māori is valued here.

**Tāpiritanga: Papa putanga**

**Tō mātou moemoeā mō Pōneke: Kia tāone reo Māori ā te tau 2040**

(200 ngā tau mai i te hainatanga o te Tiriti o Waitangi me te whakatū i te Komiti Taone tuatahi o Pōneke)

Ngā Whāinga	A Mārama pū Ki te āhua o te horopaki o te reo Māori kei roto kei Pōneke	B Mana Hikitia te mana o te reo Māori i roto o Pōneke	C Te Kōrerotanga Kia nui ake te kōrerotia o te reo Māori i roto o Pōneke	D Ako Āwhinatia ngā tāngata o roto o Pōneke ki te ako i te reo Māori	E Puna Kupu Kohia ngā kupu, ka hangā hei puna tautoko i te reo Māori o roto o Pōneke
<p><b>1. Te Reo Māori mō Pōneke:</b> Ngā hapori reo Māori, hapori kaha, hapori pakari hoki me te whai wāhi tika o Ngāi Māori</p>	<p>Ko tō tātou tāone he tāone te reo Māori - ka mōhio tonu te tangata nātemea ka kitea i ngā hanga o te tāone, ka rangona i ō tātou wāhi huihuinga.</p> <p>Ka mārama ai tātou i te reo o te iwi mana whenua i ngā kaupapa e whakanui ana i ngā tuku ihotanga a ngā iwi o tēnei rohe.</p>	<p>Kua mōhiotia whānuitia te kōrero 'Me Heke ki Pōneke' hei kupu whakarite ki 'Absolutely, Positively, Wellington'</p> <p>Ka tautoko mātou i te rangatahi ki te ako ki kawē i ngā haka a te iwi mana whenua i ngā huihuinga nui.</p> <p>Ka whakanuia e mātou ngā toa reo Māori o te hapori.</p>	<p>Ka whakahau mātou i te tangata ki te whakamahi i te reo i roto i ngā tāpaetanga kōrero ā-tuhi, ā-waha hoki.</p> <p>Ka whakamāoritia ā mātou tānga kōrero mātauranga kia taea ai ēnei rauemi e te hunga kōrero Māori.</p> <p>Ka tautoko mātou i ngā kaupapa me ngā pakihī e whakarite ana he wāhi kōrero Māori.</p>	<p>Ka nui haere te kitea o te reo Māori i roto i ā mātou ratonga ā-hapori, kaupapa, rauemi hoki.</p> <p>Ka kitea te reo Māori i ā mātou rawa ataata puta noa i ngā rauhanga Kaunihera katoa, ngā wāhi whakatau tāngata, ngā kāinga, ngā kaupapa me ngā huihuinga, ngā mahi toi me ērā atu wāhi tūmatanui.</p>	<p>Ka whakamahi mātou i te reo Māori me ngā Tikanga Tuhituhi a Te Taura Whiri i te Reo Māori.</p> <p>Ka hōmai e te iwi mana whenua ngā kupu whai tikanga o tēnei wāhi.</p>

Ngā Whāinga	A Mārama pū Ki te āhua o te horopaki o te reo Māori kei roto kei Pōneke	B Mana Hikitia te mana o te reo Māori i roto o Pōneke	C Te Kōrerotanga Kia nui ake te kōrerotia o te reo Māori i roto o Pōneke	D Ako Āwhinatia ngā tāngata o roto o Pōneke ki te ako i te reo Māori	E Puna Kupu Kohia ngā kupu, ka hangā hei puna tautoko i te reo Māori o roto o Pōneke
<p><b>2. Te Reo Māori mō Te Kaunihera o Pōneke:</b> He whakahaere kaha</p>	<p>Ka whakaata ā mātou tukanga kaunihera i tō mātou ngākaunui ki whakamahere reo Māori nātemea ko tēnei te tāone nui o Aotearoa.</p> <p>Ka whakamahi mātou i ngā Kaiwhakamāori whai raihana, ngā kupu kei te mahia whānuitia me ngā Tikanga Tuhituhi a te Te Taura Whiri, nā runga i te mōhio he mea tino whaitake kia ū mātou kia whāia ngā huarahi tika hei whakarauora i te reo Māori.</p>	<p>He tika kia rangona te reo Māori i ngā huihuinga ōkawa, i roto i ngā whaikōrero me ngā kauhau, ngā rūma komiti, ngā taiwhanga hei whakamana i te wāhi mahi.</p> <p>Ka nui haere te kitea o te reo Māori i tā mātou paetukutuku, i ngā putanga kōrero, ngā Pānui ā-hiko me Our Wellington hei whakamana i ā mātou tānga kōrero katoa.</p> <p>Ka whakanuia te reo Māori hei tino āheinga o ngā tūranga mahi matua me ngā rārangi utu hei mea whakamana i roto i ao tukumahi</p>	<p>Ka mihi mātou ki ngā kiritaki katoa i roto i te reo Māori, ā, e kore mātou e pāhunu, ahakoa pēhea.</p> <p>Kua kaha haere ngā āpiha kaunihera ki te tuku mihi, taki pepeha hoki i runga i te mōhio he mea nui ēnei ki te hunga kōrero Māori.</p> <p>Ka whakatipu mātou i te ahurea reo Māori kei reira te reo e kōrerotia ana e mātou i ia rā, i ia rā.</p>	<p>Ka whakarite mātou i ngā akoranga mā ā mātou āpiha katoa - me ngā pūkenga katoa i runga i te hiahia ki te whakapiki i ō mātou tāngata katoa.</p> <p>Ka tautoko mātou i ērā o ā mātou kaimahi e mātāu ana ki te reo kia tae atu ki ngā akoranga reo Māori e tika ana hei whakapiki āheinga tonu i roto i ngā wāhi whai take mō te reo me ngā tikanga Māori.</p>	<p>Ka whakahau mātou i ērā atu umanga ki te whakamahi i te reo Māori i roto i ngā kaupapa tūmatanui.</p> <p>Arā ngā momo kupu me ngā rerenga kōrero kei te hiahiatia hei puna kupu e kitea ai, e rangona ai te reo Māori puta noa i Pōneke:</p> <ul style="list-style-type: none"> <li>• Ngā Tohu</li> <li>• Ngā huihuinga me ngā mihi</li> <li>• Ngā tūranga, ngā ingoa rōpū mahi</li> <li>• Ngā tānga kōrero me ērā atu tuhinga</li> <li>• Te Waitohu</li> <li>• Ngā Whakapāpātanga me te Tauhokohoko</li> <li>• Ngā hoahoa</li> </ul>

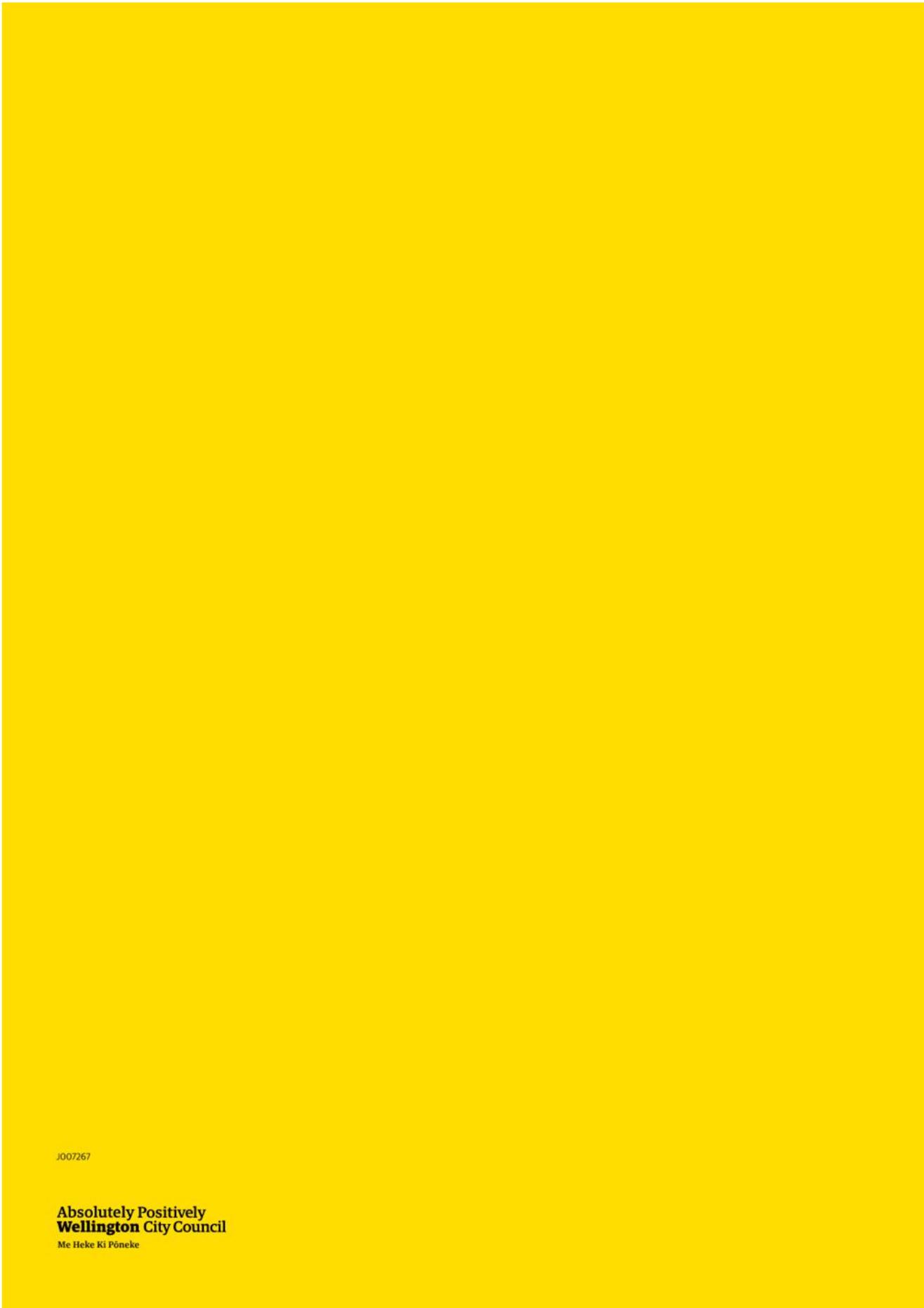
**Appendix: Outcomes matrix**

**Our vision for Wellington: A te reo capital city by 2040**

(200 years since the signing of the Treaty of Waitangi and the first Wellington Town Committee)

Aspirational goals	<b>A</b> <b>Critical awareness</b>  Understand the context of te reo Māori within Wellington	<b>B</b> <b>Status</b>  Raise the mana of te reo Māori within Wellington	<b>C</b> <b>Use</b>  Grow the application of te reo Māori in Wellington	<b>D</b> <b>Acquisition</b>  Assist people in Wellington to learn more te reo Māori	<b>E</b> <b>Corpus</b>  Access and collect words to support te reo Māori in Wellington
<b>1. Te Reo Māori for Wellington:</b> Strong and empowered te reo communities and effective Māori participation	Our capital city is a te reo Māori city - people will know this because it will be visible in our city landscape and places we meet.  We will understand the importance of te reo o te iwi mana whenua, in celebrating the unique Māori heritage of this region.	‘Me Heke ki Pōneke’ is as well known to Wellingtonians as ‘Absolutely, Positively, Wellington’  We will support our rangatahi to learn and perform iwi mana whenua haka at special occasions.  We will recognise and celebrate te reo Māori champions in the community.	We will encourage the public to use te reo Māori in written and oral submissions.  We will translate our educational publications so those who use te reo Māori can access these resources.  We will support events and businesses that create a domain for use of te reo Māori.	Our community facing services, programmes and resources will increasingly include te reo Māori content and focus.  Our visual assets across all Council facilities, receptions, housing, events, arts, and in the public will include te reo Māori.	We will use te reo Māori and orthographic conventions provided by Te Taura Whiri i te Reo Māori.  Our iwi mana whenua provide us with kupu that are unique and meaningful for this place.

Aspirational goals	A Critical awareness Understand the context of te reo Māori within Wellington	B Status Raise the mana of te reo Māori within Wellington	C Use Grow the application of te reo Māori in Wellington	D Acquisition Assist people in Wellington to learn more te reo Māori	E Corpus Access and collect words to support te reo Māori in Wellington
<p><b>2. Te Reo Māori for Wellington City Council:</b> An enabled organisation</p>	<p>Our council processes will reflect our commitment to te reo Māori planning because we are the capital city.</p> <p>We will use certified translators, industry standard kupu and the Te Taura Whiri Orthographic Conventions, because we recognise these are important for a national common practice approach for te reo Māori revitalisation.</p>	<p>Te reo Māori is a normal language in ceremonial occasions, in talks and speeches, and in committee rooms and chambers to add status to our workplace.</p> <p>Our website and general publications, e-Newsletters and Our Wellington will increasingly have te reo Māori to add status to our collateral.</p> <p>We will recognise te reo Māori as a desirable competency in key position descriptions and salary bands to add status in the job market.</p>	<p>We will greet all customers in te reo and we will not be discouraged.</p> <p>Council officers are increasingly able to mihi and recite their pepeha because those are crucial elements of language use.</p> <p>We will grow a culture of te reo Māori language use as a normal and expected part of our day.</p>	<p>We will encourage learning programmes for all our officers - and all proficiencies, because we want to upskill all of our people.</p> <p>We will support our more advanced learners to attend courses in more formal te reo Māori to build capabilities in culturally significant areas.</p>	<p>We will role model and encourage other sector agencies to use te reo Māori in the public arena.</p> <p>A range of formal and informal te reo Māori is needed to create a store that can be heard, seen and felt across Wellington:</p> <ul style="list-style-type: none"> <li>• Signage</li> <li>• Meetings and greetings</li> <li>• Position, team, group titles</li> <li>• Publications and other print material</li> <li>• Brand</li> <li>• Communications and marketing</li> <li>• Design</li> </ul>



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## **REPORT OF THE REGULATORY PROCESSES COMMITTEE MEETING OF 20 JUNE 2018**

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**Members:** Mayor Lester, Councillor Calvert, Councillor Calvi-Freeman, Councillor Lee, Councillor Sparrow (Chair).

**The Committee recommends:**

**PROPOSED ROAD STOPPING - LAND ADJOINING 204 HELSTON ROAD, PAPARANGI**

### **Recommendation/s**

That the Council:

1. Agrees that approximately 130m<sup>2</sup> of unformed legal road in Paparangi Crescent, Paparangi, shown as the land bordered red on the plan in Attachment 2 (**the Land**) and abutting 204 Helston Road, Paparangi (being Lot 4, DP 25690, CFR WNC4/507), is not required for a public work and is surplus to requirements.
2. Agrees to dispose of the Land.
3. Delegates to the Chief Executive Officer the power to conclude all matters in relation to the road stopping and disposal of the Land, including all legislative matters, issuing of relevant public notices, declaring the road stopped, negotiating the terms of sale or exchange, imposing any reasonable covenants and anything else necessary.
4. Notes that if objections are received to the road stopping, and the applicant wishes to continue with the process, a further report will be presented to the Regulatory Processes Committee for consideration.

### **Attachments**

Attachment 1. Report to the Regulatory Processes Committee, 20 June [↓](#)

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REGULATORY PROCESSES COMMITTEE  
20 JUNE 2018Absolutely Positively  
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Item 2.2

PROPOSED ROAD STOPPING - LAND ADJOINING 204  
HELSTON ROAD, PAPARANGI**Purpose**

1. The purpose of this report is to recommend that the Council disposes of approximately 130m<sup>2</sup> unformed legal road adjoining 204 Helston Road, Paparangi (**Attachments 1 and 2** refer).

**Summary**

2. The owners of 204 Helston Road, Paparangi, have applied to purchase unformed legal road in Paparangi Crescent that adjoins the rear boundary of their property.
3. The approximately 130m<sup>2</sup> of legal road to be purchased (the Land) is shown bordered red on the plan in Attachment 2.
4. Utility providers and relevant Council business units have been consulted. All support the proposal, subject to conditions (where relevant).
5. Initial consultation letters were sent to adjacent neighbours. At the time of writing of this report, no replies had been received.
6. If the Council agrees with the recommendation of the Regulatory Processes Committee the road stopping will then be publicly notified. At that time any neighbours, organisations, or any other member of the public will have the opportunity to make a submission.

**Recommendations**

That the Regulatory Processes Committee:

1. Receives the information.
2. Recommends to the Council that it:
  - a. Agrees that approximately 130m<sup>2</sup> of unformed legal road in Paparangi Crescent, Paparangi, shown as the land bordered red on the plan in Attachment 2 (**the Land**) and abutting 204 Helston Road, Paparangi (being Lot 4, DP 25690, CFR WNC4/507), is not required for a public work and is surplus to requirements.
  - b. Agrees to dispose of the Land.
  - c. Delegates to the Chief Executive Officer the power to conclude all matters in relation to the road stopping and disposal of the Land, including all legislative matters, issuing of relevant public notices, declaring the road stopped, negotiating the terms of sale or exchange, imposing any reasonable covenants and anything else necessary.
3. Notes that if objections are received to the road stopping, and the applicant wishes to continue with the process, a further report will be presented to the Regulatory Processes Committee for consideration.

**REGULATORY PROCESSES COMMITTEE**  
20 JUNE 2018

Absolutely Positively  
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**Background**

7. 204 Helston Road (Lot 4, DP 25690) is an irregular shaped parcel of land with a right of way extending to Helston Road.
8. It is situated above the formed Helston Road and Paparangi Crescent carriageways, containing a three-bedroom dwelling positioned towards the front of the section, and a freestanding garage.
9. The Land is set back approximately 2.7 metres from the kerb face and rises moderately above the road level, containing vegetation, small trees and step access to 204 Helston Road (refer **Attachment 3** for views at street level).
10. The applicant is seeking to purchase the Land to build a garage with flat above.

**Discussion**

11. Road stopping is provided for under sections 319(1)(h) and 342(1)(a) of the Local Government Act 1974 (the **LGA**).
12. Council, under section 40 of the Public Works Act 1981 (the **PWA**), 'shall endeavour' to dispose of any land not required for the public work for which it was taken and which is not required for any other public work.
13. The Transport and Infrastructure business unit has confirmed the Land is not required for road or access purposes in the foreseeable future. No other relevant business units of the Council seek to retain the Land for other purposes.
14. The section 40 PWA report will, otherwise, determine whether any offer back obligations exist.

**Options**

15. The alternative to undertaking the road stopping is to retain the Land in Council ownership as unformed legal road. In the long term this will incur maintenance and retaining costs on land that Council no longer requires or intends to use.
16. An encroachment licence could be issued for the Land if it is not stopped. Such a licence provides less certainty of tenure for the adjacent landowner and limits the scope for better utilisation of the land by these owners. A garage could be built under an encroachment licence, but not a flat above.

**Next Actions**

17. Conclude a section 40 PWA acquisition history investigation.
18. Prepare a survey legalisation plan and agreement for the Land.
19. Initiate the public notification process.

**Attachments**

- Attachment 1. Location Plan [↕](#) Page 27  
Attachment 2. Aerial [↕](#) Page 28  
Attachment 3. Views at street level [↕](#) Page 29

Author	Paul Davidson, Property Advisor
Authoriser	David Chick, Chief City Planner Steve Spence, Chief Advisor, Transport and Infrastructure

REGULATORY PROCESSES COMMITTEE  
20 JUNE 2018Absolutely Positively  
Wellington City Council  
Me Heke Ki Pōneke

Item 2.2

**SUPPORTING INFORMATION****Engagement and Consultation*****Community***

In March 2018 letters were sent to adjacent neighbours of the Land. At time of writing report no replies had been received.

***Utility Provider and Council Business Units***

The applicant is obliged to obtain comment from utility providers prior to submission of the application. None objected to the road stopping and/or have provided conditional support subject to the creation of relevant easements.

Several business units of the Council were consulted: specifically Transport and Infrastructure (including Vehicle Access), Planning, District Plan Policy and Parks, Sport & Recreation. None objected to the road stopping or provided conditional support.

Conditions such as carriageway setbacks, the inclusion of isolation strips, amalgamation of parcels, and neighbour consultation have been adopted where applicable and agreed by the applicant.

**Treaty of Waitangi considerations**

Iwi groups have not been consulted. The proposal does not conflict with the principles of the Treaty of Waitangi nor is the land located within a Māori Precinct or an area identified as significant to Māori.

As sale to, and amalgamation with, the adjacent parcel is a condition of the stopping, the Land is unlikely to be made available for purchase by iwi or the public in general.

**Financial implications**

Costs associated with the disposal of the Land will be recovered from the applicant, and the proceeds of the sale are directed towards the general fund.

As of August 2011 a new cost sharing initiative for road stoppings was approved by the Council. The rebate amount is a percentage of the sale price, so is determined at the end of the process when these costs are known.

**Policy and legislative implications**

The recommendations of this report are consistent with the policies of the Council. The road stopping is also undertaken in accordance with relevant legislation.

This is not a significant decision. This report sets out the Council's options under the relevant legislation and under the Council's Road Encroachment and Sale Policy 2011.

**Risks / legal**

The road stopping process will be undertaken in accordance with legislative and Council, requirements. Any legal agreement, or action in the Environment Court, will be overseen by the Council's lawyers.

**Climate Change impact and considerations**

There are no climate change implications arising from this road stopping.

Item 2.2

**REGULATORY PROCESSES COMMITTEE**  
20 JUNE 2018

Absolutely Positively  
**Wellington City Council**  
Me Heke Ki Pōneke

**Communications Plan**

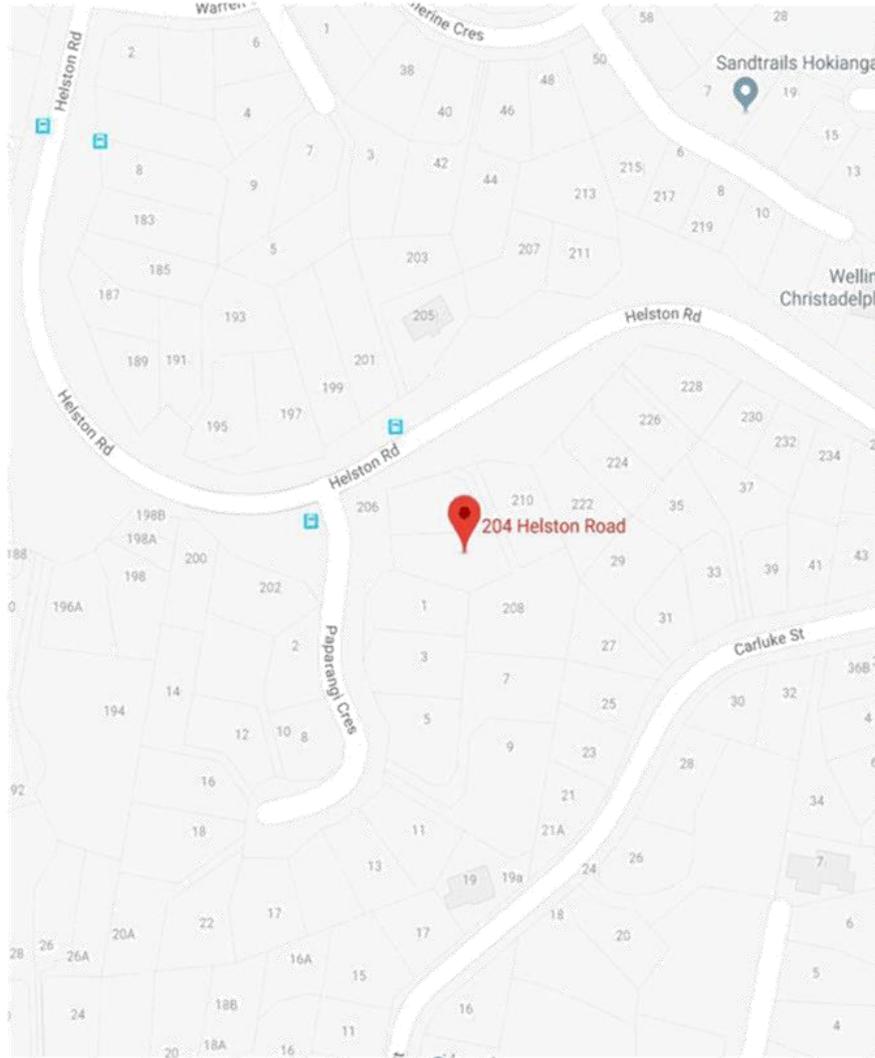
Public consultation in accordance with the Tenth Schedule of the LGA will be carried out later in the road stopping process.

**Health and Safety Impact considered**

The road stopping is a minimal risk to health and safety. The work is almost entirely administrative and a normal operational function of Council Officers.

REGULATORY PROCESSES COMMITTEE  
20 JUNE 2018

Locality Plan for 204 Helston Road, Paparangi



Item 2.2 Attachment 2  
**REGULATORY PROCESSES COMMITTEE**  
20 JUNE 2018

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Me Heke Ki Pōneke

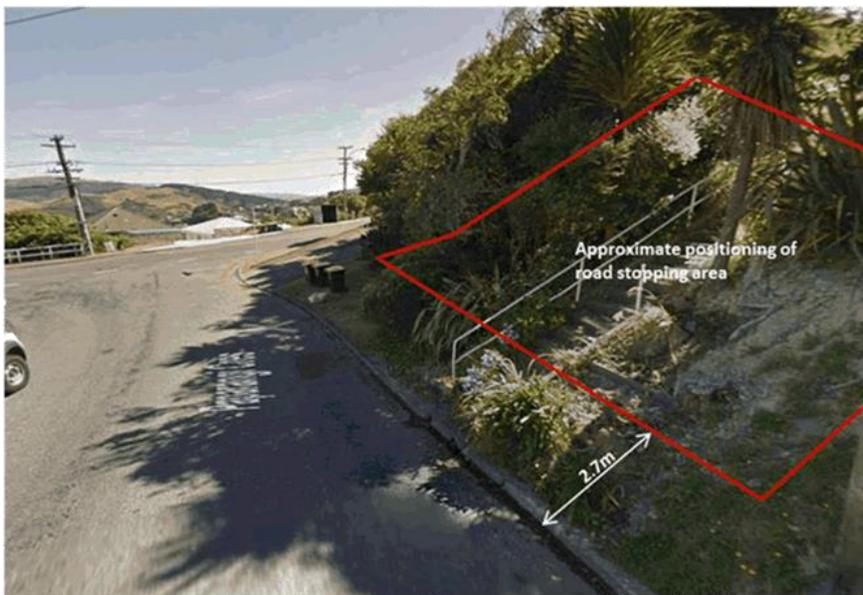
Aerial plan of 204 Helston Road, Paparangi



REGULATORY PROCESSES COMMITTEE  
20 JUNE 2018

Absolutely Positively  
**Wellington City Council**  
Me Heke Ki Pōneke

204 Helston Road, Paparangi - views from Paparangi Crescent at street level



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## REPORT OF THE CITY STRATEGY COMMITTEE MEETING OF 21 JUNE 2018

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**Members:** Mayor Lester, Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Fitzsimons, Councillor Foster, Councillor Free, Councillor Gilberd, Councillor Lee, Councillor Marsh, Councillor Pannett (Chair), Councillor Sparrow, Councillor Woolf, Councillor Young.

### The Committee recommends:

#### A. WELLINGTON CITY COUNCIL HOUSING STRATEGY

##### Recommendation/s

That the Council:

1. Adopts the Housing Strategy to set Wellington City Council's long term vision and objectives for housing in Wellington, subject to the following changes to the text underlined below:
  - a. **Apartment build wording, paragraph 1 "Background" section:**

The Wellington housing market is under growing pressure. Demand for social housing is high and rental costs and purchase prices for homes have continued to rise. Conversely, house sales and rental turnover have fallen and building of new houses and apartments have not kept pace with the our growing population, leading to the current shortfall in supply. As a result, vulnerable households can feel the greatest pressure in a highly competitive housing market.
  - b. **Changing demography impact, paragraph 2 "Background" section:**

This scenario is set to worsen as Wellington's population is forecast to continue its steady increase. Up to 30,000 additional housing units will be required to meet the city housing needs by 2043. The population is also changing. Migration patterns, an ageing population, and a shift towards more one and two person households also have implications for what types of housing are needed in the city.
  - c. **Commentary around rentals, paragraph 3 "The vision: All Wellingtonians well housed"**

The vision relates to both home ownership and rental options. While many Wellingtonians are home owners or aspire to home ownership, an increasing proportion of households rent by choice or necessity. Of those, some households are struggling with market rents and are not eligible for social housing or other government subsidies, pushing the possibility of home ownership further out of reach and making renting the only option.

Improving housing outcomes (such as accessibility and affordability) across the housing continuum is essential for the vision to be achieved. Our focus will therefore be on considering key issues and gaps in all parts of the continuum.
  - d. **Changes to the Housing Action Plan**

This will include incorporation of findings from the National Policy Statement on Urban Capacity modelling, the Wellington Housing Affordability Model, and demographics projections for Wellington City.

**Note:** The final Wellington City Council Housing Strategy document, as amended by City Strategy Committee on 21 June 2018, was not available at the time this agenda was printed and will be made available under separate cover.

**B. A GIFTED TE REO MĀORI NAME FOR CIVIC SQUARE****Recommendation/s**

That the Council:

1. Accepts the name Te Ngākau which has been gifted to Council by Taranaki Whānui ki te Upoko o te Ika for Civic Square.
2. Adopts the name *Te Ngākau Civic Square*, noting the name Te Ngākau is intended to complement the name Civic Square.

**Attachments**

Attachment 1. Housing Strategy [↓](#)

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# Wellington City Council Housing Strategy

Not available at time of print.  
The Housing Strategy will be made available under separate cover and on the WCC website at the following address.

[https://wellington.govt.nz/  
your-council/meetings/committees/  
council/2018/06/27](https://wellington.govt.nz/your-council/meetings/committees/council/2018/06/27)



#### **4. Public Excluded**

Resolution to Exclude the Public:

THAT the Council :

Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 Appointment of Trustees to Council-Controlled Organisations	7(2)(a) The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.