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## ORDINARY MEETING

OF

## OUTER GREEN BELT MANAGEMENT PLAN HEARING SUBCOMMITTEE

### AGENDA

**Time:** 1:30pm  
**Date:** Tuesday, 16 April 2019  
**Venue:** Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

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### MEMBERSHIP

Councillor Calvert  
Councillor Fitzsimons  
Councillor Foster  
Councillor Gilberd (Chair)  
Councillor Lester  
Councillor Sparrow  
Councillor Woolf

#### **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 04-803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democracy 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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## **AREA OF FOCUS**

The Outer Green Belt Management Plan Hearing Subcommittee is responsible for accepting and hearing submissions on the review of the proposed Outer Green Belt Management Plan and make recommendations for changes to the Plan to the City Strategy Committee.

**Quorum:** 4 members

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## **1. Meeting Conduct**

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### **1.1 Apologies**

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### **1.2 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.

### **1.3 Confirmation of Minutes**

### **1.4 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 Outer Green Belt Management Plan Hearing Subcommittee.***

The Chairperson shall state to the meeting:

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.

The item may be allowed onto the agenda by resolution of the Outer Green Belt Management Plan Hearing Subcommittee.

***Minor Matters relating to the General Business of the Outer Green Belt Management Plan Hearing Subcommittee.***

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Outer Green Belt Management Plan Hearing Subcommittee for further discussion.

### **1.5 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.

Requests for public participation can be sent by email to [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz), by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.



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## 2. General Business

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### SUSPENSION OF STANDING ORDERS

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#### Purpose

1. This report asks the Outer Green Belt Management Plan Hearing Subcommittee to suspend certain standing orders in order for the oral forum to occur.

#### Summary

2. In order for the oral forum to take place certain standing orders must be suspended.
3. At least 75% of members present and voting is required for the standing orders to be suspended.

#### Recommendation/s

That the Outer Green Belt Management Plan Hearing Subcommittee:

1. Agrees to suspend the following Standing Orders to allow the Oral Forum to take place within this Subcommittee meeting:
  - a) 3.3.1 Mode of Address
  - b) 3.3.4 Chairperson Rising
  - c) 3.3.5 Members to Speak in Place and Address the Chair
  - d) 3.3.6 Priority of Speakers
  - e) 3.8.6 Temporary Adjournment of Meeting
  - f) 3.10 Rules of Debate – entire section (3.10.1–3.10.13)
  - g) 3.12 Motions and Amendments – entire section (3.12.1–3.12.19)
  - h) 3.16 Procedural Motions to Terminate or Adjourn Debate – entire section (3.16.1–3.16.12)
  - i) 3.17 Points of Order – entire section (3.17.1–3.17.7)
2. Agrees to reinstate the Standing Orders at the conclusion of the Oral Forum.

#### Attachments

Nil

Author	Esther Hoskin, Democracy Advisor
Authoriser	Hayley Evans, Director, Strategy and Governance (Acting)

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

Not applicable.

### **Treaty of Waitangi considerations**

Not applicable.

### **Financial implications**

Not applicable.

### **Policy and legislative implications**

Not applicable.

### **Risks / legal**

Not applicable.

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

Not applicable.

### **Communications Plan**

Not applicable.

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

Not applicable.



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## **OUTER GREEN BELT MANAGEMENT PLAN ORAL FORUM 16 APRIL 2019**

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### **Purpose**

1. The purpose of this report is to provide a list of submitters who will be attending and speaking at oral forums on 16 April and their submissions.

### **Recommendation**

That the Outer Green Belt Management Plan Hearing Subcommittee:

1. Receive the information.
2. Hear the oral submitters and thank all submitters.

### **Background**

2. Wellington City Council consulted on their Draft Outer Green Belt Management Plan between 23 January 2019 and 25 March 2019.
3. After consultation, every submitter was provided the option to speak to their submission either in the oral forum or oral hearing format.
4. Those who indicated that they wished to speak at oral forums will be scheduled on 16 April. A separate agenda will be produced for submitters who wish to speak at oral hearings on 17 April.

### **Discussion**

5. Attachment 1 is a list of the confirmed submitters who have indicated they wish to speak to the subcommittee in the oral forum format on the draft Outer Green Belt Management Plan.

### **Options**

6. Not applicable.

### **Next Actions**

7. Following oral forums and oral hearings, the Subcommittee will consider information received on the Outer Green Belt Management Plan and make recommendations to the plan.

### **Attachments**

Attachment 1. List of 16 April oral forum submitters [↓](#) 

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Author	Esther Hoskin, Democracy Advisor
Authoriser	Hayley Evans, Director, Strategy and Governance (Acting)

## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

This report provides for a key stage of the consultation process – oral forums.

### **Treaty of Waitangi considerations**

N/A

### **Financial implications**

There are no financial implications arising from this report. Submitters may raise matters that have financial implications.

### **Policy and legislative implications**

There are no policy implications arising from this report. Submitters may raise matters that have policy implications.

### **Risks / legal**

NA

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

NA

### **Communications Plan**

NA

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

NA

# **OUTER GREEN BELT MANAGEMENT PLAN**

Oral forum submissions

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# OUTER GREEN BELT MANAGEMENT PLAN HEARING SUBCOMMITTEE

16 APRIL 2019

Submission	Name	On behalf of	Suburb	Page
65	Bernard O'Shaughnessy	Individual		13
80	Diana Hilgert	Individual	Karori	29
190	Frans and Naomi Steenkamp	Individual		39
97	Geoff Bennett	Individual	Karori	42
63	Gordon Somerville	Individual	Northland	78
86	Grant and Lee-Ann Newtown	Individual	Tawa	99
189	Grant Purdie	The New Zealand Four Wheel Drive		107
92	Heather Sinclair	Individual	Karori	110
151	Jackson Lacy	Wellington City Youth Council		118
199	Jon Devine	Individual		134
192	Mike and Jo Wilson	Individual		136
181	P.J. Renshaw	Shenval Holdings		141
206	Paul Blaschke	Individual		150
79	Peter and Gayle Williams	Individual	Karori	153
116	Peter Colvin	Team RTD	Newlands	160
29	Rachel Harris	Individual	Tawa	167
152	Richard Grasse	Individual		174
177	Richard Herbert	Tawa Community Board	Tawa	176
87	Tim and Clare Lovell	Individual	Karori	180

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First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email  Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?  
 Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

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1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes  
 No  
 Don't know

If not, why not?

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2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

---

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

---

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes  
 No  
 Don't know

What do you think could be added?

---

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years ([refer to part 4.5 of the draft plan - starts page 52](#)). Do you agree that this should be the main priority?

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65

- Yes
- No
- Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other

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- means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes
- No
- Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

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9. The draft plan proposes that that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

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10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes
  - No
  - Don't know
- 

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



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- Will the plan ensure the natural environment continues to be protected and improved in this sector?
- Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

- |   | Yes                   | No                    | Don't know            |
|---|-----------------------|-----------------------|-----------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

- |   | Yes                   | No                    | Don't know            |
|---|-----------------------|-----------------------|-----------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Please add here anything relevant to this sector that you think is not covered in the plan.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

- |   | Yes                   | No                    | Don't know            |
|---|-----------------------|-----------------------|-----------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

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Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

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18. Do you have any comments on the [proposed reserve classifications in the draft plan](#)? Please provide the name and/or legal description of the reserve and your comments.

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19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

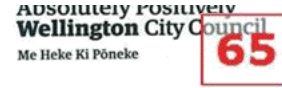
Yes I wish to make a number of comments as per my written submission

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Attached Documents

File
Outer Green Belt Management Plan 2019

**Draft Outer Green Belt  
Management Plan 2019**



The Outer Green Belt reserves support the growth of Wellington City and our compact urban form. The draft management plan describes how the Outer Green Belt provides ecosystem services to the city (such as providing fresh water, holding carbon and protecting soils and vegetation).

The draft plan also notes the role of the Outer Green Belt as a recreation space that is easy to access and where people can participate in a range of activities such as walking, running, biking or participating in environmental care groups. This allows people to meet others in their community, lead active lives and foster a connection to the natural environment, even though they live in a city. The plan includes ideas about how the reserves can support city resilience and help create resilient communities.

The draft plan and Summary Document will help you complete this questionnaire. Feel free to skip any questions that don't affect or interest you.

We want to hear your views on the proposed Draft Outer Green Belt Management Plan 2019. You can answer these questions online at [wellington.govt.nz/OGBplan](http://wellington.govt.nz/OGBplan), email your thoughts to [outergreenbelt@wcc.govt.nz](mailto:outergreenbelt@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Monday 25th March 2019.**

**Privacy statement - what we do with your personal information**

All submissions are provided to elected members. Submissions (including names but not personal contact details), will be made publicly available at our office and on our website. Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 113 The Terrace, Wellington, with submitters having the right to access and correct personal information.

**Your details**

Your name*:	BERNARD O'SHAUGHNESSY
Your email or postal address*:	[REDACTED]
You are making this submission:	<input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name:
I would like to make an oral submission to the Councillors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*: Email first only. [REDACTED]

\*mandatory field

**Draft Outer Green Belt Management Plan 2019**

1. Do you agree that the Vision statement on the front of the Summary Document or in Part 2 of the draft plan captures what is special about the Outer Green Belt Reserves? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know If not, why not?
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continue next page

**65**

2. Looking at the Summary Document section 'What is the Outer Green Belt?' or at Part 2.3 and Part 3 of the draft plan, do you agree with:

the Guiding Principles	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
the Key Values	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know

3. Looking at the plan highlights in the Summary Document, do you think these will help achieve the Vision that *the Outer Green Belt*:

is Wellington's wild green connector	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
visibly defines the edge of the city	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know
protects and connects nature	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
invites people to escape and explore	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know

Why/why not?

I don't want it to

Leave nature as it is and  
not invite/encourage us  
stupid humans to run around  
all over the place

4. Looking at Parts 3.6, 3.7 and 4.6 of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

Yes       No       Don't know

What do you think could be added?

Have some areas totally  
restricted to human activities.

5. Completing a track that goes all the way from the south coast through to Porirua in the north (*the Skyline Track*) is identified in the plan as the main priority for track development in the next 10 years (*refer to part 4.5 of the draft plan*). Do you agree that this should be the main priority?

Yes       No       Don't know

continue next page

65

2. Looking at the Summary Document section 'What is the Outer Green Belt?' or at Part 2.3 and Part 3 of the draft plan, do you agree with:

the Guiding Principles  Yes  No  Don't know  
 the Key Values  Yes  No  Don't know

3. Looking at the plan highlights in the Summary Document, do you think these will help achieve the Vision that *the Outer Green Belt*:

is Wellington's wild green connector  Yes  No  Don't know  
 visibly defines the edge of the city  Yes  No  Don't know  
 protects and connects nature  Yes  No  Don't know  
 invites people to escape and explore  Yes  No  Don't know

Why/why not? I don't want it to

Leave nature as it is and not invite/encourage us stupid humans to run around all over the place

4. Looking at Parts 3.6, 3.7 and 4.6 of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

Yes  No  Don't know

What do you think could be added?

Have some areas totally restricted to human activities.

5. Completing a track that goes all the way from the south coast through to Porirua in the north (*the Skyline Track*) is identified in the plan as the main priority for track development in the next 10 years (*refer to part 4.5 of the draft plan*). Do you agree that this should be the main priority?

Yes  No  Don't know

continue next page

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The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3). Click here for maps showing the proposed track networks.

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

- |          |                              |                             |                                     |
|----------|------------------------------|-----------------------------|-------------------------------------|
| Sector 1 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 2 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 3 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 4 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 5 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 6 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 7 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

Yes the plan does but I  
don't want the outer green belt  
opened up

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

- Solutions to the steep climb.
- a) Tunnel - planning guys love tunnels
  - b) Escalator(s)
  - c) Bus service (get CWAC to send up the No 2 bus!)
  - d) have city officers carry people up (like in Nepal).
  - e) Tow Ropes (like ski fields)

continue next page

65

8. The draft plan proposes trialling different ways to manage grass areas - particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

Do you support the draft plan proposal to phase out grazing animals?

Yes       No       Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

a) Get the sheep, cattle, & horses away from the streams.  
b) BBQ all the grazing animals  
c) BUT do not compensate the farmers

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9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

Do you support this proposal?       Yes       No       Don't know

Do you think it will encourage more people to use the Outer Green Belt reserves?       Yes       No       Don't know

*but I don't think we should encourage more*

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

*Council must improve all of its toilets across the city first before this plan.*

---

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

Yes       No       Don't know

Why/why not?

*But it shouldn't cost an "arm and a leg" to get there.*

continue next page



65

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions and descriptions for each sector (*shown on the Map Page*).

11. Sector 1 (Te Ngahere-o-Tawa/Redwood) is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

- Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know
- Does the draft plan support community partnership in this sector?  Yes  No  Don't know
- Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know
- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

*In the 1970's I lived in Tawa and walked and tramped in this area. On the top ridges its subject to high winds & extreme temperatures / opening it up will invite accidents.*

12. Sector 2 (*Ohariu Ridge*) runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

- Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know
- Does the draft plan support community partnership in this sector?  Yes  No  Don't know
- Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know
- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

continue next page

**65**

13. Sector 3 (*Kaukau*) extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

14. Sector 4 (*Chartwell/Karori Park*) extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

a) I lived in South Karori for 3 years  
 b) I completed Education Teaching Diplomas there  
 I'm glad I left Karori.  
 But if you invite heaps of humans to roam the hill (on bikes) the environment will be punished.

continue next page

**65**

15. Sector 5 is Makara Peak. This sector includes the mountain bike park.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable about this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

---

16. Sector 6 (*Wrights Hill/Zealandia*) extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

---

17. Sector 7 (*Te Kopahou*) extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

continue next page

65

18. Do you have any comments on the proposed reserve classifications in the draft plan? Please provide the name and/or legal description of the reserve and your comments.

These are technical issues that must be addressed by Council planners and are beyond comprehension of the average ratepayer.

1st fold here - fasten here once folded

58

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan 2019.

yes - heaps!

80

First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email  Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?  
 Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

80

1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes  
 No  
 Don't know

If not, why not?

I disagree with the vision statement because it is too narrow a view. I value natural ecosystems untouched by human and I appeal to the Council to leave the outer greenbelt near to as it is now. The city is well serviced with green space, walking tracks, biking tracks and the like. There are heaps of places to get outdoors, get a view, ride your bike. There isn't a need for more development for human use and I don't want to live in a city where all areas are developed. I value untouched areas. I value a less developed city. Humans do not need to dominate all spaces.

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The Key Values	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt*...

	Yes	No	Don't know
is Wellington's wild green connector	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
protects and connects nature	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Why/why not?

I don't want the public walking through communities. There are already plenty of places to escape and explore.

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes  
 No  
 Don't know

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80

What do you think could be added?

Add the aims of: - preserving areas that are not developed for human use - supporting areas where communities are relating positively with the greenbelt - having flexible policies that are able to adapt to unique situations

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years (refer to part 4.5 of the draft plan - starts page 52). Do you agree that this should be the main priority?

- Yes
- No
- Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sector 2	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sector 3	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sector 4	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sector 5	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sector 6	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sector 7	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

I do not support a loop track as bringing the public through communities jeopardises the safety and security of those communities

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

I do not support gouging the earth to make steps or ramps for tracks

80

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

## Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

## Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes  
 No  
 Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

Allowing grazing animals on reserves enhances my experience

---

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones ([refer to the map of the entrances on page 60 of the draft plan](#)). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

There are already enough reserves

---

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes  
 No  
 Don't know
-



80

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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Please add here anything relevant to this sector that you think is not covered in the plan.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

I do not want more mountain biking tracks. Mountain bikers are a danger to walkers and there are already too many tracks dedicated to mountain bikers. The bike tires are bad for the tracks. I've almost been hit twice by mountain bikers - once on Makera and once in Wilton Bush where biking is prohibited. I think it will take a death for the Council to wake up to the dangers. Look internationally, most countries limit and heavily restrict mountain bikers.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

I am directly affected by the draft Outer Greenbelt Plan and am against many aspects of the draft plan. I assert that the aim of the plan is too narrow by not taking into account the value of untouched ecosystems. Additionally, it doesn't appreciate and respect how some communities are currently relating to parts of the greenbelt. My specific concerns are in relation to section 6 concerning the east side of Versailles Street in Karori, referred to as the Strip. The proposed changes threaten my safety and security on several fronts. Some of them are: \* An increase of fire risk by re-vegetation near my house (with time climate change will bring an ever-increasing risk of fire). \* A public walking track at the back of my house will bring threats to my safety and security. Noting there is already a walking track a few meters away from the Strip at the Zealandia fence. The backs of the houses were not designed to be public facing. A walking track will be a risk that cannot be mitigated. \* The loss of property value by planting out the Strip and / or putting a public walking track next to my house. The proposed changes to the Strip are a direct threat to me and I ask that the proposals are dropped and an agreement between the Council and the Versailles street residents is adopted. The agreement could include a commitment by the residents to care for the land and maintain the firebreak that currently exists. The existing walking track could be enhanced to achieve the Councils goal to connect the greenbelt.

17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

18. Do you have any comments on the **proposed reserve classifications in the draft plan**? Please provide the name and/or legal description of the reserve and your comments.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

Attached Documents

File

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80

OWGB Submission D Hilgert
Outer Green Belt Management Plan 2019

80

24 March 2019

Diana Hilgert

[REDACTED]  
Karori  
Wellington

Draft Outer Greenbelt Management Plan Submission

I am directly affected by the draft Outer Greenbelt Plan and am against many aspects of the draft plan. I assert that the aim of the plan is too narrow by not taking into account the value of untouched ecosystems. Additionally, it doesn't appreciate and respect how some communities are currently relating to parts of the greenbelt.

My specific concerns are in relation to section 6 concerning the east side of Versailles Street in Karori, referred to as the Strip.

In January 2019 the residents of Versailles Street contacted the Council and requested a meeting to discuss the plan and raise our concerns. A Council representative visited us and said some concerning things. They said the policies behind the draft plan would be applied to all aspects of the greenbelt regardless of how it impact residents. The implication was that our concerns would not be considered. The representative also said long standing historical arrangements between the Council and residents will not be taken into account and we should have known there was a risk the Council would develop the Strip when we purchased our houses.

I am disappointed the Council appears not to care about the negative impacts to my family, my community, and me and I respectfully request Councilors take the time to fully understand and take into account my concerns.

The proposed changes threaten my safety and security on several fronts. Some of them are:

- An increase of fire risk by re-vegetation near my house (with time climate change will bring an ever-increasing risk of fire).
- A public walking track at the back of my house will bring threats to my safety and security. Noting there is *already* a walking track a few meters away from the Strip at the Zealandia fence. The backs of the houses were not designed to be public facing. A walking track will be a risk that cannot be mitigated.
- The loss of property value by planting out the Strip and / or putting a public walking track next to my house.

The proposed changes to the Strip are a direct threat to me and I ask that the proposals are dropped and an agreement between the Council and the Versailles street residents is adopted. The agreement could include a commitment by the residents to care for the land and maintain the firebreak that currently exists.

**80**

The existing walking track could be enhanced to achieve the Council's goal to connect the greenbelt.

Thank you for your consideration.

Diana Hilgert

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**Draft Outer Green Belt Management Plan 2019**

# **SUBMISSION**

Submitter Names: Frans & Naomi Steenkamp (Lot 2 DP 462620)  
Postal Address: [REDACTED] Marion Square, Wellington 6141  
Email Address: [REDACTED]  
Phone: [REDACTED]

We are legal land owners of a property that, neighbours and, to access, has to cross through current Outer Green Belt spaces, namely between Sector 6 and Sector 7.

We confirm we would like to make an oral submission when the opportunity presents itself in April.

Please find below our comments:

*We have restricted our submission comments to include only the relevant Sectors to us – namely, Sector 6 Wrights Hill/Zealandia & Sector 7 Te Kopahou.*

**Road name error on map:**

Map 'Te Kopahou Reserve' on page 16 of 'Proposed Reserves Classification – OGBMP 2019' incorrectly shows South Karori Road in two places, neither of which are South Karori Road. Please amend map and show proper names for the roadways.

Also, is WCC being clear as to why they need this reclassification on this land? Understand the history of how it was acquired – just trying to understand why it needs to be reclassified and subdivided unless it is to cater for a new use of land / new activity type.

**(Proposed) Zipline mention throughout:**

We are concerned about the lack of accurate and information about future plans for commercial partnerships with private businesses anywhere within the outer green belt, especially in regards to the mention of the Zipline, which has not even had a Resource Consent approved for its operation, yet is included in the Draft OGBMP in numerous places – almost like it is a given. We would like the information provided to be able to be viewed and corrected by the legal stakeholders of the roadway 'Hawkins Hill Road' that the proposed commercial activity will likely share. The District Plan and RMA clearly state the rules by which anyone doing anything must abide – and so, this must take place, even and especially when WCC is the land owner.

**OGBMP purpose confusion:**

We are confused as to why, when it is one of the purposes of the OGBMP is “to promote co-operation between the Council, neighbours, stakeholders and the community in regard to managing the Outer Green Belt” that the community (legal stakeholders of ROW) that resides inside (accesses through) Sector 6 and Sector 7 struggles to be notified and has had to chase the Parks & Reserves department for (and is still awaiting fulfillment

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of) the simple promises made at numerous meetings – I am happy to provide a list of these promises.

**Partnerships with neighbours:**

We feel that there has not been yet, a “partnership” formed. We reside in an area of Wellington where we have to access our properties through the Outer Green Belt, via a roadway that is owned by WCC, and is maintained by Parks & Reserves. Despite having a good relationship with Paul Andrews and Joel deBoer, still no fulfillment of promises made at the numerous meetings have occurred – it seems the first public mention in council documents are from the OGBMP of 2004 when it was identified that WCC would need to establish these partnerships with neighbours is still a “hot potato” – surely there are relevantly qualified personnel at WCC who can join the dots and make this happen for us all.

**Commercial Activities:**

We feel that WCC must follow its own statements (as made in 5.3.2.12) and publicly notify the Zipline application as it is a non-complying activity.

**Recreation and access (as per 6.7.1.5):**

Re: Hawkins Hill Road. (Refer to Sector 7 Te Kōpahou key action “manage Hawkins Hill Road with those who have legal rights of way to benefit public use” ...

We value the enjoyment of this area for everyone. However, for those of us having to live and / or drive on Hawkins Hill Rd to access our properties this is challenging as this road is our only access. It is our driveway. Legal Right of Way for landowners must take precedence over any other use of the road. The major problem is not speed. The road is not fit for purpose as a combined use road for cyclists, walkers, runners and vehicles concurrently. The council has an obligation to the public (whom are given permission by WCC) to ensure that the access is safe for them.

The council should not be encouraging increased road use by the public when the road has been determined (in a council commissioned report) to be unsafe. The council should not be permitting activities that increase road use until such time as the road is of a standard to accommodate such use. Activities such as the Zipline will add significant traffic usage to an already failing road.

We support the City Strategy Committee’s (November 2018, meeting), approval of the Tonkin & Taylor Report for the \$1million dollar spend on the Hawkins Hill Road and await the notification of the start date. In addition, the recommissioning of the electronic gate was also approved in the same meeting, and we support this as a means of limiting the vehicular movements along this road to only those who have legal rights or approved access

**Plan including “new entrance” to the Brooklyn Wind Turbine & “toilets”:**

We do support better facilities at the Brooklyn Wind Turbine. The new main entrance if it were to be a proper intersection style dual turning access at 48 Ashton Fitchett Drive will be awesome.



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I think the key here will be a big infographic board with key messages to the groups of people who are likely to access this vantage point.

To mention a few groups you may wish to contain information for (I see you have a lot of 'wayfinding' items mentioned on page 197 of the Sector 7 Te Kopahou plan:

- Those looking for a toilet
- Those looking for a rubbish bin (assuming you would provide these up top, as no doubt with toilet facilities you will suddenly get more people bringing food for picnicking etc).
- Those with dogs (not the onleash requirement)
- Those with special access requirements
- Those wanting to run/walk/cycle and which tracks are for what
- Those wanting to know where tracks start / finish / how long in min and km they are
- Those wanting to know more information about area – Qcodes to WCC website
- Those looking for a freedom camping spot (I would mention Owhiro Bay campsite with a Q-code).

Coastal Road (page 191 Sector 7 Te Kopahou plan:

We think the Coastal Road should be permanently closed and the Council should have a number of advertised / open days per year whereby public can 4WD access to the Coastal Road. The costs incurred by Council to regrade the Coastal Road would far outweigh the current use. By making it special days per year Council could pool its' resources and regrade specifically for the events. As a second tier, we also support night time closure / access – as this is when the majority of 4WD users do their poaching on the South Coast.

Compliments:

Thank you for the opportunity to submit feedback on this draft plan.

Thank you also for the recent pothole repairs and berm mowing that has taken place on Hawkins Hill Road in March 2019.

[ENDS]

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**Submission to the  
Wellington City Council**

**Outer Green Belt  
Management Plan**

**March 2019**

*Geoff Bennett*

[Redacted signature]

*25 March 2019*

**Geoff Bennett OGB Submission**

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**Geoff Bennett OGB Submission****Executive Summary**

This Submission on the Draft Outer Green Belt Management Plan 2019 (the Draft Plan) is from Geoff Bennett, residing at 37 Versailles Street, Karori, Wellington 6012.

I have been residing at this address since September 2008 and over this eleven year period have maintained the section of what is colloquially known as the Strip at the rear of my section. I also acquired the property after some significant research into any undertakings that there might be on the property and adjacent areas. This research uncovered the existing 2004 Plan and the reassurances in it that Wellington City Council would consult with us, the landowners, before any proposed changes to the area would be considered.

I am a member of the Versailles Street Resident's Group (the Group) and have been party to the development of their submission. You will therefore see much in common with the Group's submission, albeit this submission represents my views and not those of the Group, which are largely aligned.

I commend the overall purposes and objectives of the Draft Plan. As an individual, I love the vibrant native birdlife that surrounds us given our location. And as a member of Zealandia I take great pride in the benefit it provides to us and our city.

The Draft Plan, whilst good intentioned, struggles to be completely relevant to the properties located adjacent to the Strip. I note the Draft Plan proposes three options in relation to the Strip. These options are (1) complete revegetation of the Strip; (2) a public walking track; and (3) reclassification as a reserve. A summary of these concerns, are as follows.

- i. The Draft Plan does not acknowledge maintenance activities carried out over many years by residents with the full knowledge of the various Council land owners and which have provided mutual benefit. Agreement with the Regional Council to continued use and maintenance was one of the agreements to which the transfer of land to the City Council was subject.
- ii. The Draft Plan states the Strip is reserve. It is not reserve and has never been reserve. The land is historically part of the Karori Reservoir title and is held by Council as fee simple land.
- iii. Increased fire risk due to revegetation.
- iv. Feasibility of a walking track given the adjacent existing track, additional cost, and steep nature of some of the terrain, and concerns over security and privacy.
- v. Negative impact on the sense of community.
- vi. Potential loss of sunlight, as a result of revegetation, and resulting detrimental impact on properties.
- vii. Public Access to the Strip: Resident's concerns over security and privacy risks have been recognised repeatedly over many years by the various Council landowners and the Karori Sanctuary Trust.
- viii. Loss of views due to revegetation and the consideration of the value of views by various Acts.

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**Geoff Bennett OGB Submission**

- ix. Significant negative impact on property values: estimated to be \$180,000-\$300,000.
- x. Lack of consultation from the Council.
- xi. The question whether Council has either the resources or the will to properly maintain either the Strip or the bush buffer.
- xii. The Draft Plan represents a fundamental change to the Council's long established position in relation to the Strip without regard to, or consideration for, its previous commitments, principles of good faith and effective consultation, the longstanding use and maintenance of the Strip by residents and the extensive history of this matter between the City Council and residents.

**Geoff Bennett's Submission**

My submission is that:

- Provisions in the 2019 Draft Plan relating to the Versailles Street Strip revert to the wording currently in the 2004 Plan.
- The City Council, Zealandia and I acknowledge the extensive history of this matter and seek to resolve the ongoing use and maintenance of the Versailles Street Strip by residents and the public in a mutually acceptable manner.
- The Council acknowledges the need to maintain the existing firebreak.
- The Council reconfirm its previous commitments to protect the privacy, security and views of residents.
- Until the ongoing use is resolved, the Versailles Street Strip not be reclassified as reserve.

**Request to be heard**

I request an opportunity to be heard when the Council subcommittee meets to take oral submissions.

Geoff Bennett OGB Submission

## The Draft Plan

1. My concerns relate to the following section of the Draft Plan (sec. 6.6.2.1):

*There are 21 encroachments of private use from adjoining residential properties with addresses on Versailles Avenue (sic) and Messines Road onto the Council-owned reserve land. The encroachments vary in extent and are mainly gardens, lawns and outdoor uses (such as trampolines). The private use is contrary to the purpose of the reserve land, which is for public benefit; in this case a particular role as part of the Zealandia perimeter. The Council considers that the land should be completely revegetated to strengthen the natural barrier between housing and Zealandia, although an additional option could be considered of formalising a walking track through the strip of reserve from the scout den to the reservoir access entrance on Messines Road*

the related action point (sec. 6.6.3.1, point 2):

*Begin the process of removing the private encroachments on the strip of reserve land above the western slopes of Zealandia, where a single water reservoir is located, in order to revegetate it as a vegetation buffer between Zealandia and the adjoining residential properties, keeping just a service vehicle access way for maintaining the water reservoir.*

and the proposed reclassification of the Strip as Scenic B Reserve in the Reserves Reclassification Schedule (map reference 6.2.3, 6.2.4 and 6.2.11).

2. This section, and the proposed actions, misrepresent the current status of the land and its history, and overlook important considerations about its purpose.
3. The Draft Plan proposes three options, which do not appear to be mutually exclusive, in relation to the Strip. These options are (1) complete revegetation of the Strip; (2) a public walking track; and (3) reclassification as a reserve. My specific concerns in relation to each option are as follows:
4. **Complete Revegetation:** Below, I discuss my concerns pertaining to the impact on the loss of a sense of community, loss of sunlight, increased fire risk, loss of security and privacy, impact on property values and a loss of views. These collectively demonstrate that complete revegetation would certainly not be an option or outcome that I would be comfortable with. Of all of these, the increase of fire risk is probably the most compelling. In times of climate change and increased likelihood of droughts, revegetating a currently functioning firebreak would increase the risk of fire to the Group's residents and, as a recent High Court case involving Gisborne District Council shows, the risk and potential liability to Council.
5. At the moment Council enjoy the benefits of the residents maintaining the firebreak Strip, which is at no cost to Council. I amongst other residents, is willing to negotiate a MoU for the ongoing provision of these maintenance services, potentially widening the scope of the area we maintain to include active control of invasive weeds in the bush buffer area.
6. **Walking Track:** I am bemused as to why Council would see benefit in wanting to put in a walking track at the back of resident's houses, when an existing track already exists running along the Zealandia fence line – which in many cases is

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**Geoff Bennett OGB Submission**

less than 10 metres from the Strip. The current track was intentionally and strategically positioned as a result of consultation with residents in the 1990s. This existing Zealandia fence line track is already well used by walkers, runners, dog walkers and mountain bikers, as well as Group residents. For track users, despite being in relatively close proximity to urbanisation, the experience is entirely nature focused and peaceful. Takahē and other wildlife can be observed up close though the fence. Users are insulated from domestic noises and the sight of houses and residents.

7. To create another track within metres of this existing track would undermine a solution that already sensitively resolves the needs of residents, public and Zealandia. In doing so it would place home owners and the public in close proximity creating lesser experiences for everyone. In some cases, due to the constrained nature of the land, the public would be unavoidably forced to within a metre or two of private dwellings. As elaborated below, residents' properties were never built to be secure at the back, as the area behind them was off limits to the public through the adjacent area its use as a water catchment area. A track would completely compromise the security and privacy of many of our homes. It would completely contravene repeated Council agreements with residents and past Council resolutions to that effect.
8. Not only would this additional path add no meaningful value, it would also be at a cost to Council to create and then maintain. It is even questionable, if a path could be built without extensive earthworks, given the steep nature of the sections behind no. 21 and between no. 37 and no. 43. Due to the increased security and privacy risks, combined with no additional practical value, I do not see the value to Council.

The image on the following page shows the existing Zealandia perimeter track, existing public roads and tracks, property boundaries and Lot 3 boundary. As can be seen the existing perimeter track really runs close to existing property boundaries, in one case only 4 meters away (as depicted on the second image).

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9. **Classification as a Reserve:** The land is historically part of the Karori Reservoir title and was originally established as a firebreak. Section 6.6.2.1 states that the Strip is Reserve. It is **not** reserve and has **never** been reserve. The Strip has gone through a succession of owners over the years and is currently owned by Wellington City Council (the City Council) in fee simple and is zoned as a conservation site. Importantly public access to the Karori Reservoir was prohibited from between the 1870s and 1992. I formally oppose that it be classified as a Reserve all issues relating to its use have been resolved between the residents and Council.

### The 2004 Plan and My submission

10. The 2004 Outer Green Belt Management Plan states that:

*This land bordering Versailles Street has been the subject of discussion as to its best use and status. As public land purchased for sanctuary purposes by Wellington City Council, it should be protected. However, it has been maintained and used in common by Versailles Street residents for many years as an open green strip bordering 10 or more houses on the eastern side of the street. The present title boundary runs very close to some of these houses and the area may not work well as a reserve without some rationalisation of this boundary and clear definition of its use and management. The land provides excellent views of the valley and should be retained for public enjoyment and as a buffer to the Sanctuary*

with the action to:

*Resolve issues in consultation with adjoining residents and the Sanctuary Trust, taking account of the wider community's interest in the land*

11. However since 2004, the City Council has made no effort to "resolve issues" and no consultation with adjoining residents has occurred, as is further detailed below.

### Geoff Bennett OGB Submission

12. My submission is that we should go back to the 2004 plan, which recognises the mutual benefit to Council, residents and the wider public of the current uses of the Strip. Residents would further like to meet with Council officers and representatives from Zealandia in good faith to finally resolve these issues. This is consistent with the Council's own commitment in the Draft Plan to "promote co-operation between the Council, neighbours, stakeholders and the community in regard to managing the Outer Green Belt".

13. Accordingly, my submission is that:

- Provisions in the Draft Plan relating to the Versailles Street Strip revert to the wording currently in the 2004 Plan.
- The City Council, Zealandia and I acknowledge the extensive history of this matter and seek to resolve the ongoing use and maintenance of the Versailles Street Strip by residents and the public in a mutually acceptable manner.
- The Council acknowledges the need to maintain the existing firebreak.
- The Council reconfirm its previous commitments to protect the privacy, security and views of residents.
- Until the ongoing use is resolved, the Versailles Street Strip not be reclassified as reserve.

14. I have given considerable thought to potential options for resolving in a way that meets the purposes and objectives of the Draft Plan but also respects my longstanding interest in the Strip and addresses my concerns.

Potential options could include:

### Memorandum of Understanding (MoU) with City Council

15. I along with other residents, would be prepared to enter into a MoU (or similar arrangement) with the City Council. This would formalise our relationship and each of our responsibilities and obligations. Terms could include:
- a. Ongoing maintenance by residents.
  - b. Potential planting/revegetation in the widest areas of the Strip and which does not impact on existing views.
  - c. Public access is not prevented, but at the same time not encouraged due to the privacy and security concerns already outlined. We note that the topography of the Strip does make public access difficult.
  - d. Views, privacy, security and sense of community are maintained.
  - e. In return, residents actively remove weed species from the bush strip beside the Sanctuary (i.e. take on a greater responsibility for maintenance than just removing gorse and mowing).
  - f. Ensuring the purpose and objectives of the Draft Plan are met.
  - g. Commitments regarding removal and ongoing management of genuine encroachments.

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**Geoff Bennett OGB Submission**

16. The potential outcome of such an arrangement provides considerable benefit to Council. Residents would actively improve the ecology of the bush surrounding Zealandia to a level greater than Council could achieve with its own resources. The Council avoids any ongoing maintenance cost other than supplying some appropriate plants. The residents are likely to be supported by Karori Kaitiaki Inc. (KAKA), Karori's recently established environmental restoration group. The purpose represents a permanent solution which would achieve the purpose, objectives and policies of the Draft Plan and be acceptable to residents.

**Encroachments**

17. I am prepared to work with the City Council to resolve the genuine encroachments on the Strip in a mutually acceptable way. For example, committing to either removing them (within a reasonable time frame) and/or enter into a formal licence arrangement with the City Council. Such arrangements could be consistent with policies in the Draft Plan.
18. I am also prepared to ensure that no new genuine encroachments occur. A partnership between residents and the City Council will ensure that these issues can be resolved in a timely and respectful manner.
19. Council has specifically determined that mowing and garden beautification do not constitute 'encroachments'. According to the Town Belt Management Plan, approved just last year (2018), Policy 9.6.8.20 says:
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.'*
21. It is worth mentioning here that Council actively encourages and relies on many thousands of residents mowing and maintaining road reserve, and does not consider these to be encroachments. That is clearly a reflection that Council simply does not have the resources to undertake this work. We suspect it would be similarly unable to resource managing the Strip, or the adjacent bush buffer.

**Reclassification of the Strip**

22. The Draft Plan also proposes to reclassify the land as Scenic B reserve. I strongly oppose reserve classification at this point until issues have been resolved, and Council has fulfilled its longstanding undertakings.

**Sale and Purchase of all or part of the Strip to residents**

23. As can be seen from the history in Appendix A, this is an option which has been considered by Council on a number of occasions in the past. On one occasion, formal offers were made but could not be accepted because the Council didn't own the land at the time it made the offer.
24. The residents would be prepared to again consider a sale and purchase arrangement over some or all of the Strip. This could be done in a way that continues to ensure the Strip is kept as open space and not built on.

Geoff Bennett OGB Submission

25. For example, some form of communal ownership with restrictive covenants could provide a mutually acceptable outcome. The Strip could be held communally by neighbouring residents and would not be able to be built on or developed. It could remain with Conservation site zoning. Such an option would be in keeping with the principles of previous Council resolutions in 1998, though the arbitrary 5 metres should be replaced by the width of the Strip less any agreed planting area.
26. The outcomes for the City Council is that it would receive money to reinvest in acquiring land (there are some worthy candidates in the area). The Strip would be maintained in accordance with a MoU (or similar arrangement) and restrictive covenants so that it continues to be open space for conservation. Importantly, building or development would be prevented. Ongoing maintenance costs and responsibility for Council are also avoided.
27. It is in the best interests of both residents and the Council that this long outstanding matter should be resolved once and for all, and to the satisfaction of all parties. For Council this is just a small piece of the Outer Green Belt. For us as residents, the way it is managed is critical to our lifestyle, amenity, privacy and security, sense of street community, and our property values.
28. In what follows, we present detailed evidence of the history of the Strip, the Group's concerns about the Council's proposed changes to the Strip's use, and the lack of consultation from Council since 2004, in support of our submission above.

## History of the Strip

### General Background and History

29. The Versailles Street Residents Group ((the Group) of which I belong) has a long history of engaging with the Regional Council, the City Council and Karori Sanctuary Trust over issues relating to the Strip. I understand the Group was originally established in the mid-1990s when concerns began to arise about the siting of the Zealandia boundary fence as it pertained to the Strip and the resulting impact on the Group's properties. Key concerns were impact on privacy, security and views.
30. The Group have also been party to proceedings in the Environment Court in 1996 about rules relating to conservation sites in the City Council's district plan and was a member of the original Community Liaison Group for the Karori Wildlife Sanctuary (now Zealandia).
31. Detailed information on the history of the Strip and of the various interactions and dealings with the various Councils over the years can be found in Appendix A. These show that there have been a long series of agreements and resolutions involving the Regional Council, the City Council, and the Sanctuary Trust. All of these agreements recognise and commit to protecting the security, privacy and views of the Versailles Street residents. A summary is set out in the following paragraphs:
32. The land is historically part of the Karori Reservoir title. The Draft Plan states that the Strip is Reserve. It is **not** reserve and has **never** been reserve.

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Geoff Bennett OGB Submission

Importantly, public access to the Karori Reservoir was prohibited from between the 1870s and 1992.

33. It was originally established as a firebreak when the houses in Versailles Street were first constructed beginning in 1959 and completed during the early 1960s. At that time the whole area was cleared. A photo from the time of initial development as part of Appendix A is enclosed. The Strip remains as a 'gorse lawn' and it continues to be maintained as open space by the residents today.
34. Residents have never prevented public access onto the Strip, although it is acknowledged that the topography of the site does make public access difficult, and public access would significantly adversely impact on resident's collective privacy and security, given the way in which many of our properties are designed. (with the assumption that the area was and would remain a public excluded water supply area). Council has also repeatedly recognised the importance of preserving our privacy and security.

### Specific and Extensive History of the Issue

35. As can be seen from this submission, there is an extensive and longstanding history to this matter. I, along with other resident's support the Council's desire to resolve this but not in the way proposed in the 2019 Draft Plan which has been put forward without genuine consultation with residents.

### Resident maintenance has provided mutual benefit

36. The Draft Plan makes no mention or acknowledgment of the maintenance activities that have been carried out over the years with the full knowledge (and, in the case of the Regional Council, full permission) of the various landowners.
37. These activities provide mutual benefit (as was acknowledged by the Regional Council). As residents, we have benefited from the open space that adjoins our land but, at the same time, the Council has not had to maintain or expend any money in relation to a piece of its land for over 58 years. The Group estimate the benefit in dollar terms to the Council to be in the vicinity of \$600,000.

### Agreement with WRC transferred to WCC

38. The Group's use and maintenance activities was the subject of an agreement with the Regional Council. Clear evidence of this can be found in a report to the Utilities Services Committee of the Wellington Regional Council dated 7 March 1997. The relevant excerpt states:

*"The boundary is not fenced behind a number of properties on Versailles Street and Messines Road. House owners have historically made use of the land directly behind their properties to varying degrees. The "encroachments" have occurred for many years, certainly since the land was transferred to the Wellington Regional Water Board. **There was an agreement that the use and maintenance of the land by adjoining property owners meant that the Council (or Water Board) did not have to control***

## Geoff Bennett OGB Submission

*vegetation growth in these areas and therefore provided mutual benefit.”*

39. The same report concluded with a series of recommendations regarding the proposed transfer of the Karori Reservoir catchment to the City Council at no cost, but subject to conditions. One such condition was that “the land should be transferred subject to all existing lease, licences and agreements.”
40. The City Council accepted the transfer subject to this condition. Resolutions of the Council in January 1998 included a specific condition of transfer to “[resolve] the boundary encroachments areas by Wellington City Council **in accordance with any Wellington Regional Council commitments**”.
41. The Group’s agreement with the Regional Council was one of the agreements to which the transfer of land was subject. Furthermore, the Council has previously resolved to resolve “boundary encroachment areas” in accordance with any Wellington Regional Council commitments. The Group’s agreement with the Regional Council is the commitment to which this resolution refers.
42. Despite the change of ownership, the residents have continued to perform their maintenance obligations, and enjoyed the benefit of their usage rights, under this agreement.

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## My Concerns

I have the following concerns with the proposed changes to the Strip and specifically to the area adjacent to my property at no. 37 Versailles Street in the Draft Plan:

### Impact on the Sense of Community

43. For our community (of which I count myself part of), the Strip is much more than a physical location, it is a place where bonds among neighbours are strengthened, and where a sense of belonging is fostered. It is part of our community identity.
44. Residents of Versailles Street hold an annual barbecue on the Strip, inviting all households living on the street and not just those in the Group. Bringing the neighbourhood together regularly in a common space near our houses has strengthened the sense of community and enabled us all to get to know each other better.
45. There are a number of families whose houses back onto the Strip, and the neighbourhood children freely roam across this area to visit each other's houses. Parents feel a sense of comfort that their children are safe and have a good knowledge of their neighbours, without the need to navigate driveways or cross roads. This adds to our sense of community and embodies the saying 'it takes a village to raise a child'.
46. Goal 1 of the Wellington City Council's 'Wellington Resilience Strategy' (2017) is 'People are connected, empowered and feel part of a community' (p41) <https://wellington.govt.nz/about-wellington/wellington-resilience-strategy>
47. The Resilience Strategy also says 'Our connections in the community provide us with informal support and shared resources, such as locally grown food, car-pooling options, and opportunities to socialise'. This is exactly what the Strip provides our community with. The options proposed in the draft Plan puts this sense of community at risk.

### Loss of Sunlight

48. Potential loss of sunlight as a result of revegetation is a concern for the Group. Many properties have been purchased based on the amount of sunlight they receive, keeping properties dry and warm and subsequently preventing dampness. Sunlight and warmth is highly valued in the Group's homes on the Strip. Further vegetation would compromise the amount of sunlight the properties attract and this seems detrimental and contrary to what is currently promoted about health issues caused by damp/cold housing. The Group believe the loss of sunlight will have a significant negative impact on their properties which should be seriously considered before any plans for revegetation are imposed.

The images on the following page show a depiction of the impact that a loss of light due to revegetation would have.

**Geoff Bennett OGB Submission**



**Increased Fire Risk**

49. The Group's homes are adjacent the top of a very steep slope that is densely forested. In extreme conditions that forest could burn. The steepness of the slope means a fire would move quickly. For situations like ours, with adjacent



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Geoff Bennett OGB Submission

steep forested slopes, Fire and Emergency New Zealand<sup>2</sup> recommend that a distance of 10 to 30 metres be left clear as a firebreak, as further discussed in Appendix B. The maximum width of the mowed area of the Strip is about 26 metres. As the owner of the adjoining land (Zealandia), the Council have a moral and legal duty to residents to mitigate, rather than add to, fire risk. A clear area acts as a defensible zone from which fire fighters can access a fire.

50. With the increased risks posed from Climate Change, we expect to experience more extreme weather events. These will present themselves as periods of intense downpours and flooding and as extended periods of low or no rainfall. As a C40 Council signatory Wellington City Council acknowledge the increased risks posed by Climate Change. Following the recent 2019 bush/forest fires encountered in the Nelson Region, Otago Region and Canterbury Region, the Group are very concerned by the loss of the existing firebreak. It is there for a very good purpose.

51. I along, with the Group are also concerned at the proposed revegetation of the Strip and the apparent naivety from Council that planting of natives would act as an equivalent to a firebreak.

52. In a response to a request for official information the Council has advised:

*There is added benefit from planting fire resistant species such as Myoporum laetum, Phormium cookianum, Griselinia littoralis, Pseudopanax spp, Fuchsia excorticata, Piper excelsum, Coprosma spp, Hebe stricta, Pittosporum spp, Melicytus ramiflorus, Aristotelia serrata. There is a list of approx. 40 species which are considered fire retardant or have low flammability that occur naturally in the Wellington area.*

53. This is a misinterpretation of the scientific research on this issue.<sup>3</sup> While some native species are more flammable than some introduced species, the cited research papers all include the caution, that there is no such thing as a fireproof plant. The critical factor in any wild fire is how much fuel there is available to the fire as it spreads. The existing firebreak of mown grass (and mown gorse) would leave little fuel in the path of a wild fire burning up the heavily forested slope adjacent the Strip. In terms of minimising the risks of fire, maintaining the Strip as a firebreak would seem to be the safest option.

<sup>2</sup> The link is: <https://fireandemergency.nz/at-home/rural-home-fire-safety-checklist/>

<sup>3</sup> *Two Rural/Urban Interface fires in the Wellington suburb of Karori: assessment of associated burning conditions and fire control strategies*, L.G. Fogerty, FRI Bulletin No 197, 1996: <https://scion.contentdm.oclc.org/digital/collection/p20044coll13/id/18/>  
*A Flammability Guide for Some Common New Zealand Native Tree and Shrub Species*, New Zealand Fire Service Commission Research Report Number 20, November 2001: <https://fireandemergency.nz/assets/Documents/Research-and-reports/Report-20-A-Flammability-Guide-for-Some-Common-New-Zealand-Native-Tree-and-Shrub-Species.PDF>; *A quantitative assessment of shoot flammability for 60 tree and shrub species supports rankings based on expert opinion* <https://researcharchive.lincoln.ac.nz/bitstream/handle/10182/6884/WF15047.pdf;sequence=1>

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**Impact on Security and Privacy**

54. There was no expectation that the Reservoir or the Strip would be opened to public recreational use at the time the homes were built (1959 to 1964). The design and location of the houses along the Strip were therefore undertaken without any anticipation of public access along their rear boundaries. It is a very narrow section of land in places. Houses along the Strip feature lounges and bedrooms with large windows looking out over the Strip. Agreeing to a walking track just a few metres away would compromise the privacy and security of residents. At least one resident is a single woman living on their own.
55. Extracts from the Sanctuary Establishment Trust Report recommendations in relation to Versailles Street approved by the City Council Culture and Recreation Committee (paras 84-89), show the City Council previously accepted that protection of views, privacy, security and amenity value are important.
56. Any potential solutions to address privacy and security, for example, the creation of a fence between the potential future walking track and residents' homes, would also not be feasible or desirable. A fence would be a cost to Council. In addition, to protect privacy and security, the fence would need to be quite high. This would impede the views of residents, which the Council has already acknowledged is important. The narrowness of some sections of the Strip would also impact on the feasibility of a fence or a row of trees between the walking track and property boundaries. For example, behind number 39, the Strip is only approximately 4 metres wide between the property boundary and where the ground slopes steeply down to the existing Zealandia fence line walking track.

**Impact on Property Values**

57. A valuation has been undertaken by a local real estate agent who knows the neighbourhood and area well and has been selling in the area for many years.
58. An appraisal was conducted based on the possibility of a walking track and /or fence/planting up to the boundary. These would likely significantly compromise the view, privacy, security and sunlight, all of which would significantly impact the value of all properties on the Strip.
59. All of the residents in the Group purchased with the current situation in place. In some cases that went back to the 1970s. In all cases there was no expectation of Council moving goalposts agreed during the 1990s and acknowledged in the 2004 Outer Green Belt Management Plan. In my own case, I acquired my property and no. 37 Versailles Street, only after conducting due diligence, which included noting the conditions as set out in the 2004 Plan.
60. Initial advice from Real Estate agents is that privacy, security, sun, view and fire safety loss would correspond to a drop of 15% to 20%. This represents a market value loss of between \$180,000 – \$300,000. Some properties would be more impacted than others but almost all would be affected.

**Loss of Views**

61. I regard views as a really important part of our enjoyment of the Strip. The current District Plan does not protect views per se other than specified view shafts from public spaces. However it does limit building heights which often

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protects views from buildings behind and further up a hill. The District Plan and Resource Management Act also consider amenity values which includes views. Views are also a very important consideration of property value. Part 6 of the Property Law Act 2007 gives landowners the ability to seek a Court order requiring another landowner to remove or trim any tree, shrub or plant. The Court will consider whether the order is necessary to remove, prevent, or prevent the recurrence of, among other things:

- an undue obstruction of a view;
- an undue interference with the use or enjoyment of the applicant's land by reason of the fall of leaves, flowers, fruit, or branches, or shade or interference with access to light; or
- an undue interference with any drain or gutter on the applicant's land, by reason of its obstruction by fallen leaves, flowers, fruit, or branches, or by the root system of a tree;

62. All of these things could reasonably be expected to occur should the Council revegetate the Strip. Given these sections, clearly impact on views has to be considered by neighbours when thinking about retaining existing trees. How much more so when thinking about putting in vegetation which isn't currently there?

63. Our views are a really important part of the amenity we enjoy as homeowners. For some of us that includes the harbour, parts of the city, and the Orongorongos and Tararua Ranges, for some of us it is the wide sweeping views across the Sanctuary valley to Hawkins Hill and beyond. The views provide a sense of openness and a connection to the wider city and harbour. I enjoy seeing shipping activity on the harbour, aircraft coming and leaving, and the fireworks displays.

### **Consultation and the Council's approach**

64. I commend the overall purposes and objectives of the Draft Plan. As an individual, I love the vibrant native birdlife that surrounds us given our location. I am a member of Zealandia and take great pride in the benefit it provides to us and our city.

65. However, at the same time, I do not consider that rigid application of parts of the policy, as seems to be the case in relation to the Strip, is necessary to meet the purposes and objectives.

66. In particular, I note:

- a. One of the three main purposes of the Draft Plan is to "promote co-operation between the Council, neighbours, stakeholders and the community in regard to managing the Outer Green Belt". The Council's approach to the Strip is not in keeping with this purpose. However, reverting back to the wording in the 2004 Plan and then making a genuine effort to resolve the outstanding issues would be.
- b. The Draft Plan openly admits that there are separate site-specific plans that have been developed to address complex site issues and objectives

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requiring more detailed planning. Therefore, there is precedent for different applications of the Draft Plan depending on site-specific characteristics.

- c. One of the guiding principles is that "community participation in managing the Outer Green Belt is enabled and supported". This is exactly what residents have been doing for the last 58 years.
- d. The Draft Plan contains, as one of its objectives, "to enhance existing values through land management partnership with adjacent land owners". There are numerous policies relating to community partnership (section 4.6.2.2) and partnership with neighbours (section 4.6.2.3). I am more than willing to partner with the City Council in relation to the ongoing management of the Strip.
- e. The Draft Plan contains a policy to "use leases, licences and easements where necessary to facilitate appropriate use and good management of reserve land". Such arrangements could provide useful mechanisms to formalise resident use of the Strip and/or resolve existing genuine encroachments.
- f. The ongoing use of the Strip as a fire break can be supported by the policies relating to management of fire risk.

### Lack of consultation from Council

67. In the 13 December 2018 report about the 2019 draft plan, Councillors were advised that officers had "comprehensively reviewed the 2004 plan" and had "undertaken community engagement to inform the plan review." That "engagement" did not include me. Despite the "action" stated in the 2004 Plan, there was also no contact at all made by Council in developing the Draft Plan.
68. On 13 December 2018, Wellington City Councillors were provided with an Engagement Report.<sup>4</sup> Part 3.2.2 of that report advised that landowners within the concept area were to be advised about green belt values by early engagement, seeking comments on issues and opportunities they have identified over the years. Although I am a landowner within the concept area of the 2004 management plan, I was not contacted as part of the preparation of this report.
69. The engagement principles that were to be followed included the following:
  - A commitment to open and honest communication;
  - Provision of regular and relevant information;
  - Views received in feedback were to be taken into account; and
  - Every effort to be made to resolve issues in a proactive, timely and appropriate manner that is flexible and adaptable if required.<sup>5</sup>

<sup>4</sup> *Engagement Report | Outer Green Belt Management Plan Review, Attachment 3, December 2018*

<sup>5</sup> *Engagement Report, p 25*

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70. In describing partnerships with neighbouring property owners the 13 December 2018 report states, "The principle of being 'good neighbours' is also emphasised as the basis for managing potential boundary issues."<sup>6</sup>
71. It has been my experience that the Council's actions have not matched its words. The failure of anyone from the Council to contact me during the development of the plan has two plausible explanations. Either the officers overlooked me or else they deliberately did not contact me. Either way it was not consistent with the principle of being a good neighbour.
72. I am concerned that the Council's stated intentions in the Draft Plan are not in good faith, given the lack of consultation and discussion contemplated by the 2004 Plan and the longstanding history of use and maintenance of the Strip. I am also concerned that statements made to me by Council officials indicate that the final decision on this aspect of the Draft 2019 Plan is a fait accompli. If correct, such an approach is also not in keeping with the legal requirements for effective consultation.

**General Observations**

73. I along with other residents note that our concerns about the Draft Plan are not unique. Similar instances of Councils around the country seeking to unilaterally resolve long-standing uses of Council land have been prominent in the media recently. Examples include the Taylors Mistake baches in Christchurch<sup>7</sup> and maintenance activities around the Te Whau Pathway<sup>8</sup> in Auckland.

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<sup>6</sup> *Draft Outer Green Belt Management Plan*, Report to City Strategy Committee 13 December 2018, para 51, page 13.

<sup>7</sup> <https://www.stuff.co.nz/the-press/news/110496241/taylors-mistake-owners-plead-for-baches-to-remain-another-100-years>

<sup>8</sup> <https://www.stuff.co.nz/auckland/111027977/elderly-auckland-couple-told-to-pay-1800-fee-to-clean-up-public-park>

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## Appendix A - History

### Versailles Street

74. The first house on Versailles Street was built in 1959 and the remaining houses were constructed over the next decade, most in the early years of the 1960s. As can be seen from this 1960 photo taken from the top of Wright's Hill, Versailles Street was bulldozed so that the future houses on the eastern (top) side would all be sited towards the rear of their sections so as to be nearly on the same level as the Strip and, in many cases, built close to, or in one case touching, the rear boundary.



**Figure 1. Versailles Street from Wrights Hill 1960**

75. The original plans for the Versailles Street development include the Strip and show that it was to be maintained as a fire break. The residents' ongoing maintenance of it ensure that it continues to perform this function.
76. The houses on the Eastern side of Versailles Street were clearly designed to interact with, and have access onto, the Strip. They are all sited towards the rear of their sections so as to be on the same level as the Strip and, in many cases, built close to, or in one case touching, the rear boundary. Given this, if resident use of the Strip is prevented, some residents will have little to no usable flat land given the steep topography of the location.
77. The design and location of the houses was presumably done without any anticipation of public access along their rear boundaries. At the time of the houses' construction, the lower part of the Karori Reservoir (the part adjacent to Versailles Street) had been completely closed to the public for around 90 years, and the upper part for around 60 years. There was no expectation that the Reservoir or the Strip would be opened to public recreational use at the time the Group's houses were built.
78. Consequently, many houses were designed with large windows, low to the ground, facing onto the Strip. There is minimal security from the rear and none of the properties are fenced. My house has certainly been built like this.

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79. This and other photos of the time also clearly illustrate that the only vegetation in the area was grass and a significant amount of gorse.

### Wider History

80. The development of the valley where Zealandia is now located is recorded in a Greater Wellington Regional Council history.<sup>9</sup> The lower dam was completed in 1878 and the upper dam in 1908.

81. Before 1973 the Land was owned and operated by the Wellington City Council through its Wellington City and Suburban Water Supply Board. On 1 March 1973 the land was vested in the Wellington Regional Water Board.<sup>10</sup> The land and functions of the Water Board were in turn transferred to the Wellington Regional Council when the Council was established in 1980.<sup>11</sup>

### Zealandia

82. The Karori Sanctuary Trust was established in 1995 after the water reservoir operations were discontinued. Its management plan for the valley was approved in January 1998. The trust entered into a 30-year renewable lease with the City Council in 1999.

83. The Sanctuary Steering Committee undertook extensive feasibility work from June 1993 including citywide consultation during 1994 to establish whether there was public support for establishing a sanctuary, or whether the reservoir would become an open, unfenced bush reserve. Submissions were open from 1 September to 17 October 1994. 1,840 submissions were received. As part of that feasibility work the Steering Committee looked at fence location.

84. The Group became involved when it became apparent that the initial proposal was for the perimeter fence to run through the middle of the Strip. The impact on views and privacy and security would have been severe and adverse. There was extensive dialogue between the Steering Committee and the Group. Hill and Knowlton, acting as public relations consultants for the Steering Committee noted the importance of good neighbour relations to the project. Neighbours were described as 'Valued Partners'.

85. After initial discussions with the Karori Sanctuary Trust, the Regional Council and the City Council agreed that there were three possibilities for the location of the fence: Plan "A" along the middle of the Strip, Plan "B" along the outer edge of the Strip and Plan "C" slightly down the hill from the edge of the Strip. Both plans A and B would have had severe adverse effects on residents and would undoubtedly have faced strong opposition through the resource management process. Following input from our Group, Plan C was ultimately adopted. That protected residents' views and privacy and security.

86. On 6 December 1994, the Culture and Recreation Committee of the City Council received the report and approved the Wildlife Sanctuary proposal. The Steering Committee had originally considered placing the fence along the Strip. Council

<sup>9</sup>Our Water History on Tap, Greater Wellington Regional Council, 2007:  
<http://www.gw.govt.nz/history-of-our-water-supply/>

<sup>10</sup> Wellington Regional Water Board Act 1972, s 105

<sup>11</sup> The Wellington Region Constitution Order 1980 (*Gazette* 1980, p 1618), clause 7.

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resolved that would not happen because of the impacts on privacy and views. Its relevant resolutions to the City Council in relation to Versailles Street were:

Resolution 2 (b) (iii) *'The concerns of boundary residents on the impact of the fence on their views and privacy can largely be addressed.'* and

Resolution 2 (b) (xii) *'That the Karori Reservoir Sanctuary Trust shall note the recommendations made by the Steering Committee as reported in paragraph 5.7.2 of the Summary of Oral and Written Submissions of 29 November 1994 and shall ensure that each is incorporated in the management plan for the Karori Reservoir Sanctuary. In particular, it shall ensure that the fence line does not impede the views from the lounges of the properties Versailles Street adjacent to the strip.'*

87. Paragraph 5.7.2 follows and includes:

- Protecting the amenity value of the Strip;
- Preserving or if possible improving views
- Keeping the Sanctuary boundary closed from the Scout Den to the lower dam
- Restoring and beautifying any areas damaged by construction of the fence



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5.7.2. Versailles Street

**Explanation:** Approximately 13 properties on Versailles Street back onto the Reservoir boundary along an area known as "The Strip". These properties enjoy relatively uninterrupted city, bush and harbour views across the strip which is part of the Reservoir but is jointly maintained by residents. They are concerned that the fence, if placed along the top of the strip, would destroy their views and reduce their property values. They are also concerned that construction of the fence and maintenance road will give the public access to the strip over which they currently have private use of.

**Discussion:** Extensive discussions have been held with this group and assurances given on some issues. They include;

1. Every effort would be made to maintain the amenity value of "the strip".
2. Every effort would be made to preserve, or if possible improve, views.
3. The Steering Committee would recommend to the Trust that the boundary, from the Scout Hall to the lower dam face, be closed to the public and ways would be investigated to achieve this.
4. Areas damaged by fence construction would be restored and beautified by the sanctuary managers.

With regard to the fenceline the residents group have identified an arrangement

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which would be acceptable to them. It involves lowering the fence approximately 8 to 10 meters down slope from "the Strip" to provide a vegetation barrier between the fence and the Strip. This alignment would involve considerable bush clearance and a greater degree of slope stabilisation and maintenance. The exact placement of the fence relies on a number of slope stability and drainage issues and will need to be carefully surveyed. This was outside the scope of the Feasibility Study process but will be addressed once a Trust is formed.

**Conclusion:** It is felt that all the concerns of this group can be met. Final resolution rests on agreement of the precise positioning of the fenceline.

5.7.3. Highbury Ridge

**Explanation:**

Approximately 13 properties at the top end of Highbury Road share a joint title to a legal right of way which is formed on part of the Reservoir. This group is concerned that their right to use this access road may be affected by development of the sanctuary, and also that the public might expect access along it. They also have concerns about the visual impact of the fence and damage during fence construction

**Figure 2. Copy of agreement for fence and buffer.**

88. As can be seen from the above extracts, the City Council and Karori Sanctuary have previously accepted that protection of views, privacy, security and amenity value are important. Because the fence was ultimately constructed where it is, privacy and security were able to be maintained by having public access being alongside the fence which runs below a steep bank topped by fairly dense low regenerating bush. Views were similarly protected by the choice of fence location.
89. Karori Reservoir was owned by Wellington Regional Council until 2004. In May 1994 Wellington Regional Council's Operations Committee resolved that:

*'The concerns of the residents neighbouring the Reservoir and the assurances of the Steering Committee that the fence line will be built in a way that is satisfactory to all parties be noted.'*

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90. The City Council then leased the Reservoir to Karori Reservoir Wildlife Sanctuary Trust. On 6 July 1995, the date of the Trust's founding, MOU agreements were signed between the Regional Council and City Council and between the City Council and Sanctuary Trust. A 'Special Condition' required by the Regional Council was that the City Council would oversee the development of a Management Plan by the Trust. In respect of the Group's issue the Special Condition, included the following:

*'It is agreed by the parties that the Management Plan shall specify:*

*(viii) Matters of resolution regarding the concerns of neighbours about views and access issues.'*

91. The Agreement included the resolution of the Regional Council above referencing the concerns of the residents neighbouring the Reservoir and the City Council's December 1994 agreement stating that it:

*'Agreed to address the concerns of boundary residents on the impact of the fence on their views and privacy.'*

92. The Deed of Lease between Wellington Regional Council (Lessor) and Wellington City Council (Lessee) dated 4 August 1995 included the expanded obligation on the City Council and Sanctuary Trust that 'it is agreed by the parties that the Management Plan shall specify:

*'(viii) Matters of resolution regarding the concerns of neighbours about views, access boundaries and easement issues.'*

93. The Sanctuary Trust acting on these obligations developed and in 1997 formally consulted on a Management Plan for the Reservoir title. There are several sections of the Management Plan which are relevant to Versailles Street. The Sanctuary Management Plan remains current and has not yet been replaced.

94. 7.1.12 Fires and fire control notes that '*Fire is a major threat to the integrity of the Sanctuary.*' Subsection (5) notes '*The perimeter track will continue to be managed as a fire break to ensure the safety of the valley from adjacent scrub fires.*' Obviously we do not want to be any more 'adjacent' to potential scrub fires either.

95. 7.2.2 Perimeter Track and Predator Fence says that (8) '*Residents whose properties lie adjacent to the new track will be consulted on the exact location of the track and every effort will be taken by the Sanctuary Trust to minimise the impact of this work on local residents.*'

96. 7.4 Community Involvement and Liaison discusses the establishment and membership on a community liaison group including residents from each of the neighbouring streets. The group was to meet before and after every significant stage of the development of the Sanctuary. While the Draft Outer Green Belt Management Plan is the Council's document rather than Zealandia's adopting the same principle would have been desirable.

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97. The Resource Consent for establishing the Karori Wildlife Sanctuary was granted in January 1998.<sup>12</sup> Paragraph 13 of the Schedule to that consent required the Trust to establish a community liaison group that included a representative from our Group and was to meet when there was any material development in the Reservoir area. Its purpose was to keep the various parties informed and comment upon and work through issues that affected them.

98. Once the Sanctuary plan had its resource consent the City Council began the process of transferring the reservoir land from the Regional Council to the City Council. By a resolution agreed to in January 1998 the City Council:

*Approve[d] the transfer of 249 hectares of land (approximately) from Wellington Regional Council to Wellington City Council and in accordance with a Heads of Agreement based upon the following conditions, ...*

*(iv) Resolution of the boundary encroachment areas by the Wellington City Council **in accordance with any Regional Council commitments.***

99. This resolution committed the City Council to resolve boundary encroachment issues “in accordance with any Regional Council commitments.” One such commitment was the agreement between the Regional Council and Landowners regarding the use and maintenance of the land (referred to above).

100. Throughout 1998, there were various meetings and discussions between the City Council and residents regarding the Strip. Eventually, the City Council resolved on 30 September 1998 to

*“retain the majority of land on the western border of the Karori Reservoir area for open space purposes and to grant an option to purchase a five metre strip of land (in front of numbers 21-37 Versailles Street) to the adjoining residents.”<sup>13</sup>*

101. Leaving aside the arbitrary nature of the 5 metres, the potential for sale under mutually acceptable conditions (price, collective ownership, MOU preventing structures) could have been a solution. However the resolution could not be enacted as it was proposed as a 6 month option and the City Council did not own the land, and in fact did not own it until 2004, six years later.

102. The agreement was in respect of “Area A” and the “Area B” together with the “Remaining Flat Area” shown in Figure 3 correspond to parts of the strips of land identified on page 14 and 15 of the “Proposed Reserves Classification | OGBMP” (Lots 3 and 4 of DP 313319, CT 52415 and 52416.) The provisions of that resolution relevant to this submission are paragraphs (b), (d) and (f):

- Area “A” (not shown in Figure 3) was to be retained as an essential open space and for water supply but may be developed in future to provide neighbourhood park facilities;

<sup>12</sup> *Application for Resource Consents by the Karori Wildlife Sanctuary Trust Inc. Decision of Independent Commissioners, SR No. 34961, Doc 96185, 13 January 1998.*

<sup>13</sup> Letter to “the Owner/Occupier” dated 6 October 1998 from Pippa Player, Senior Asset Planner, Land and Property

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- Illegal use of access to area "A" was to be actively discouraged, but officers were to explore with adjoining owners how the adjoining owners might participate in maintaining and managing the area;
- Owners of numbers 21 to 37 Versailles Street were to be given an option for six months from 31 March 1999 to purchase area "B" to be held jointly under conservation site zoning;
- If the option was not taken up, area "B" was to be held and managed by the council for open space purposes as a part of the Sanctuary management area.
- The fate of the "remaining flat area" shown in Plan 1 is not directly stated, but by default covered by paragraph (a) of the resolution:

*"... that that part of the land not required for maintenance of the predator proof fence and perimeter track ... is retained for reserve purposes and leased to the Karori Wildlife Sanctuary Trust for management."*

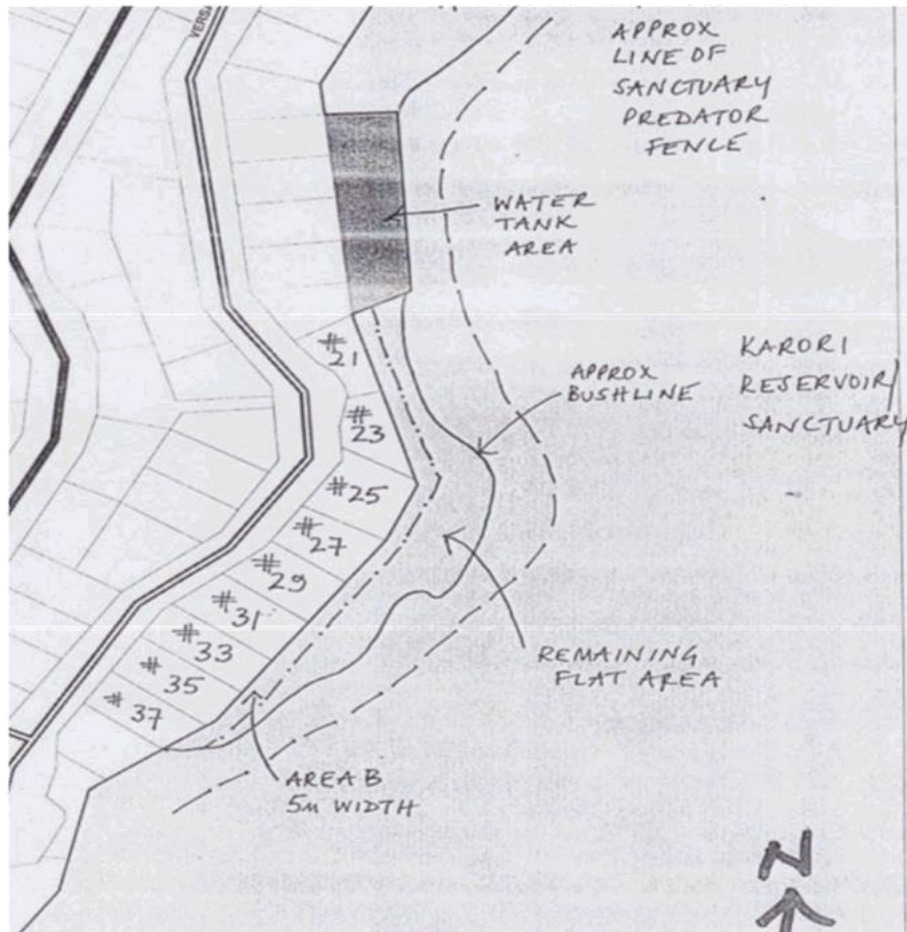


Fig 3. Map of 5 metre area "B"

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103. The Strip was specifically included in the 2004 Outer Green Belt Management Plan and included the action reference in Paragraph 11, to *“Resolve issues in consultation with adjoining residents and the Sanctuary Trust, taking account of the wider community’s interest in the land.”* The consistent point is that there have been a long series of agreements and resolutions involving the Regional Council, the City Council, and the Sanctuary Trust. All of these agreements recognise and commit to protecting the security, privacy and views of the Versailles street residents.
104. Despite this, the City Council has made no effort to “resolve issues” and no consultation with adjoining residents in the 15 years since the 2004 Plan was adopted has occurred. This remained the case right up to the release of the Draft Plan in early 2019.

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## Appendix B – Fire Risks

### Fire Protection

105. The Group's homes are adjacent the top of a very steep slope that is densely forested. In extreme conditions that forest could burn. The steepness of the slope means a fire would move quickly. For situations like ours, with adjacent steep forested slopes, Fire and Emergency New Zealand<sup>14</sup> recommend that a distance of 10 to 30 metres be left clear as a firebreak, as shown in Figure 4. The maximum width of the mowed area of the Strip is about 26 metres. As the owner of the adjoining land (Zealandia), the Council have a moral and legal duty to residents to mitigate, rather than add to, fire risk. A clear area acts as a defensible zone from which fire fighters can access a fire.



**Figure 4. Defensible zones.**

106. According to information published by various sources including the Fire Service gorse is the most flammable plant in New Zealand. The Strip was created as a fire break. Much of it is actually mowed gorse rather than grass, and the recent lack of maintenance of the area behind number 21 Versailles Street has seen gorse growing very rapidly.
107. History is very relevant in respect of fire. In the early to mid-1990s Karori in particular, and some surrounding suburbs were hit repeatedly by arson.<sup>15</sup> Sometimes several times a week, or even a day, fires were being lit in the bush around our community. The sound of fire engines attending fires was obviously just as frequent. It prompted a local councillor to establish Wellington's first Community Patrol. The Police eventually identified the suspected arsonist, but

<sup>14</sup> The link is: <https://fireandemergency.nz/at-home/rural-home-fire-safety-checklist/>

<sup>15</sup> [https://natlib.govt.nz/records/20878726?search%5Bi%5D%5Bprimary\\_collection%5D=Index+New+Zealand&search%5Bpath%5D=items&search%5Btext%5D=New+Zealand+Fire+Service+reports](https://natlib.govt.nz/records/20878726?search%5Bi%5D%5Bprimary_collection%5D=Index+New+Zealand&search%5Bpath%5D=items&search%5Btext%5D=New+Zealand+Fire+Service+reports)

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there was never adequate information to charge them. Ongoing revegetation has seen gorse replaced by less flammable plants which has also assisted. It is important though to note that some native vegetation is also quite flammable. (attached list of plants by order of flammability)

108. Suffice to say, fire is a real issue for Karori. Because our properties are at the top of a hill, fire becomes a bigger issue. We are also in a City Council designated 'high wind zone'. When the fire break was created, gorse would have been the dominant plant over large areas of the hillside below us. While gorse has been largely removed, exacerbating fire risk would be an issue, and Council would have duty of care to residents to address that issue.
109. We have had recent history of the massive fires near Nelson this month (February), and the small fire in bush on Te Ahumairangi Hill. In February 2017's Port hills fires, 2,075 hectares of land were burned and 11 houses destroyed or badly damaged. Tragically helicopter pilot Steve Askin was killed in fighting that fire. 3 other people were injured. The fire was only declared officially out after 66 days. It is being recognised that New Zealand is underestimating the risks of urban fire. Climate change and drier summers makes this more an issue. We would hate to see this as a reason to cut down vegetation close to houses, but it is a reason not to exacerbate risk. As noted before, the Group's homes are on the crest of a ridge.
110. Fire risks are discussed in part 4.2.2.6 on page 43 of the Draft plan. Fire risks are to be managed by:
- "rules in the Rules section<sup>16</sup>;
  - planting fire-resistant species in areas of high fire risk;
  - informing the public about fire risks and how to avoid causing fires via on-site signs and other visitor information;
  - co-ordinating fire management with Fire and Emergency New Zealand."
111. The explanation given is:
- "Fire has the potential to set back ecosystem restoration. The frequency of fires has decreased in recent years, largely because of regenerating indigenous vegetation supplanting flammable gorse, but there will always be a risk from people causing inadvertent or deliberate fire and from lightning strike. Climate change may exacerbate the risk through likely increase in frequency and/or severity of drought conditions."*
112. While fire can "set back ecosystem restoration" it can also put properties and people living in them at the boundaries of the outer green belt at risk, a factor not mentioned in the plan. While there is a mention of the adverse effects of climate change, there is no indication that anything is being done to mitigate the "likely increase in frequency and/or severity of drought conditions".
113. The 2017 Port Hills fire and the 2019 fire in the Nelson region have raised the awareness of wildfires on the fringes of urban areas. This new awareness and a lack of adequate preparation were the subject of an editorial in the Dominion Post

<sup>16</sup> The only relevant rule (5.3.3.1) is no fires except as permitted under a WCC bylaw.

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on 7 February. The editorial referred to a paper by fire scientists<sup>17</sup> that concluded with the warning that councils have a key role in ensuring adequate planning takes place to prepare for such disasters before they happen.

114. The Outer Green Belt has not been immune to wild fires. In the 1993/93 fire season two separate wildfires threatened houses on what is now Montgomery Avenue. The fires are documented in a detailed report by the New Zealand Forest Research Institute (now Scion).<sup>18</sup> The situation of those houses shown on the map on page 3 of that report and in the photograph on page 4 is very similar to the situation of the houses of our group – sited at the top of a ridge with Karori on one side and a very steep hill covered in trees and shrubs on the other. There was even a water reservoir near the houses. Residents were asked to evacuate their houses and it was with great difficulty and some risk that the house were saved.
115. On page 11 of the report, in discussing the risk fire fighters exposed themselves to it is stated that where fuels are continuous, very extreme fires will breach firebreaks with relative ease. It then makes an estimate of how wide a firebreak is needed and suggested a “rule of thumb” of 1.5 times the flame length. In a later paper by the same author<sup>19</sup> applied findings from his continuing research to produce a list of flammability of 42 selected native species. Of relevance to the proposal in the Draft Plan to revegetate the Strip is the caution on page 6 of the report that native plants of low flammability may serve as “green breaks” on moist or fertile sites to reduce a crown fire in an adjacent forest or scrub fire, but under extreme conditions they will burn readily.
116. Figure 2 on the same page depicts defensible space requirements around a house in two situations. Our situation is depicted in “b”.

<sup>17</sup> *Wildfire risk awareness, perception and preparedness in the urban fringe in Aotearoa/New Zealand: Public responses to the 2017 Port Hills wildfire*, Australasian Journal of Disaster and Trauma Studies, Vol 22, pp 75 – 84:  
[https://www.researchgate.net/publication/330241479\\_Australasian\\_Journal\\_of\\_Disaster\\_and\\_Trauma\\_Studies\\_Wildfire\\_risk\\_awareness\\_perception\\_and\\_preparedness\\_in\\_the\\_urban\\_fringe\\_in\\_AotearoaNew\\_Zealand\\_Public\\_responses\\_to\\_the\\_2017\\_Port\\_Hills\\_wildfire](https://www.researchgate.net/publication/330241479_Australasian_Journal_of_Disaster_and_Trauma_Studies_Wildfire_risk_awareness_perception_and_preparedness_in_the_urban_fringe_in_AotearoaNew_Zealand_Public_responses_to_the_2017_Port_Hills_wildfire)

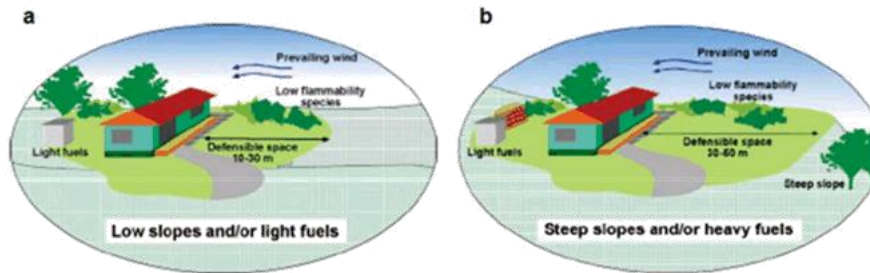
<sup>18</sup> *Two Rural/Urban Interface fires in the Wellington suburb of Karori: assessment of associated burning conditions and fire control strategies*, LG. Fogerty, FRI Bulletin No 197, 1996: <https://scion.contentdm.oclc.org/digital/collection/p20044coll13/id/18/>

<sup>19</sup> *A Flammability Guide for Some Common New Zealand Native Tree and Shrub Species*, New Zealand Fire Service Commission Research Report Number 20, November 2001: <https://fireandemergency.nz/assets/Documents/Research-and-reports/Report-20-A-Flammability-Guide-for-Some-Common-New-Zealand-Native-Tree-and-Shrub-Species.PDF>



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**Figure 2.** Defensible space requirements around a house in (a) low slopes and/or light fuels, and (b) steep slopes and/or heavy fuels.

117. Our properties are located next to potential defensible spaces directly above a very steep slope that is densely forested. In extreme conditions that forest is likely to burn. The recommended defensible space for our properties is 20 to 60 metres. The maximum width of the mowed area of the Strip is about 26 metres.
118. The effect of the policy recommendation in the Draft Plan is that Green Belt values should come before the fire protection of neighbouring residents. It is our submission that it should be the other way around. The Strip behind the houses from #23 to #37 should remain as a firebreak. And the remainder of the area behind the other houses and along the track next to the perimeter fence should be maintained to remove the gorse, long grass and other highly flammable material.

### Risks associated with Revegetation over maintaining a Firebreak

119. The Group note that the 2019 Draft Plan discusses revegetating the Strip. In a response to a request for official information the Council has advised the following:

*There is added benefit from planting fire resistant species such as Myoporum laetum, Phormium cookianum, Griselinia littoralis, Pseudopanax spp, Fuchsia excorticata, Piper excelsum, Coprosma spp, Hebe stricta, Pittosporum spp, Melicytus ramiflorus, Aristotelia serrata. There is a list of approx. 40 species which are considered fire retardant or have low flammability that occur naturally in the Wellington area.*

120. This is a misinterpretation of the scientific research on this issue.<sup>20</sup> While some native species are more flammable than some introduced species, the

<sup>20</sup> *Two Rural/Urban Interface fires in the Wellington suburb of Karori: assessment of associated burning conditions and fire control strategies*, LG. Fogerty, FRI Bulletin No 197, 1996: <https://scion.contentdm.oclc.org/digital/collection/p20044coll13/id/18/>; *A Flammability Guide for Some Common New Zealand Native Tree and Shrub Species*, New Zealand Fire Service Commission Research Report Number 20, November 2001: <https://fireandemergency.nz/assets/Documents/Research-and-reports/Report-20-A-Flammability-Guide-for-Some-Common-New-Zealand-Native-Tree-and-Shrub-Species.PDF>; *A quantitative assessment of shoot flammability for 60 tree and shrub species supports rankings based on expert opinion*

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cited research papers all include the caution that there is no such thing as a fireproof plant. The critical factor in any wild fire is how much fuel there is available to the fire as it spreads. The existing firebreak of mown grass (and mown gorse) would leave little fuel in the path of a wild fire burning up the heavily forested slope adjacent the Strip. The authors of the third listed paper did a Power Point presentation of their findings. The relevant slide is shown in Figure 5.



So green firebreaks offer potential to help manage fire and, if natives used, improve biodiversity, but...there is no such thing as a fire-proof plant. Given the right conditions (e.g. extreme fire weather), any plant will burn.

**Figure 5. Any plant will burn**

121. The Council's own advice to homeowners next to fire risk areas states: "*The Wellington Region is particularly at risk from vegetation fires. Apart from the fact that the Strip is surrounded by huge areas of gorse and regenerating bush, the region is also being planted in thousands of hectares of pine trees. On top of that, the region has two characteristics that fuel big vegetation fires - steep hillsides and strong winds.*"<sup>21</sup> The Strip contains a large proportion of gorse – which is a highly flammable plant – and is at the top of a steep forested hillside within a high wind zone.

122. Should the Council re-vegetate the Strip, the vegetation would be a hazard that could cause a foreseeable risk of harm (by way of fire) to neighbouring

<https://researcharchive.lincoln.ac.nz/bitstream/handle/10182/6884/WF15047.pdf;sequence=1>

<sup>21</sup> <https://wellington.govt.nz/~media/about-wellington/emergency-management/files/scrubfires.pdf?la=en>

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property. This would be so even if the Strip were revegetated with “fire-resistant” species. Any revegetation would present a greater risk than what is there currently. If the residents ceased their maintenance activities (or were instructed to do by the Council), it would be a matter of weeks before the gorse grew up to the extent that it would become a significant fire hazard. It is highly unlikely that the Council would have the resources to invest in clearing gorse and carrying out other maintenance activities to the same standard as that currently being done by residents.

### Potential Fire Risk Liability

123. A recent High Court case<sup>22</sup> held that the Gisborne District Council was liable to a neighbour for a fire that began on Council reserve land. The High Court held that the Council had a duty to take reasonable care to remove or mitigate hazards on its land and which could cause a foreseeable risk of harm to a neighbouring property. In this case, the Council breached this duty, and therefore acted negligently, by failing to remove vegetation from a Council reserve that posed a fire risk. The Court awarded the neighbour \$875,254.68 in damages.
124. It did not affect the Council’s liability that the fire was deliberately lit and neither was the Court persuaded that less should be expected of the Council because the land in question was a small piece of the overall reserve land held by the Council. The Court stated “*the Council can be considered to be relatively well resourced and it has the ability to raise finance through rates and other measures. In those circumstances, and particularly where the Council was aware of the fire hazard, I do not accept that less ought to be expected of it.*”
125. Recent fires in Nelson and Wadestown, together with previous historical fires around Karori, demonstrate that fire is a real and foreseeable risk.
126. The Draft Plan states “*there will always be a risk from people causing inadvertent or deliberate fire and from lightning strike. Climate change may exacerbate the risk through likely increase in frequency and/or severity of drought conditions.*” These statements demonstrate that the Council is clearly aware of the fire hazard presented within the Outer Green Belt. The High Court has found that the Council can still be liable for a fire even if it was deliberately lit.
127. The maintenance activities being carried on the Strip by residents clearly reduce the risk of fire and therefore Council’s liability should a fire occur. Gorse has either been removed (by some residents) or is being mowed (by other residents). In fact, the residents’ maintenance activities are consistent with Council’s own advice on managing fire risk. The Council’s advice is:<sup>23</sup>
128. *To make a defensible space, an area of 20m from the walls of your house should be:*
- a) *Lean - minimal amounts of flammable vegetation*
  - b) *Clean - no dead vegetation or other flammable debris, and*

<sup>22</sup> Double J Smallwoods Ltd v Gisborne District Council [2017] NZAR 1167

<sup>23</sup> <https://wellington.govt.nz/~media/about-wellington/emergency-management/files/scrubfires.pdf?la=en>

Geoff Bennett OGB Submission

c) *Green – plants are healthy and green during the fire season*

129. As is stated earlier in this submission, many of the houses on Versailles Street are sited extremely close to the rear boundary. This means that there is little that residents can do within their own land to reduce the risk of fire. As a result, by moving the Strip, they have ensured that the Strip contains minimal amounts of flammable vegetation and is cleared of dead vegetation and other flammable debris.
130. The Council suggests using “*low growing herbaceous (non-woody) plants that keep green during the fire season. Herbaceous plants include lawn, clover, ground covers, bedding plants, bulbs, perennial flowers and conservation grasses. Irrigate regularly.*”<sup>24</sup> Note that “lawn” is specifically mentioned. This advice is exactly what the Residents’ have followed in carrying out their maintaining activities on the Strip.
131. The High Court in Gisborne specifically found that “*Had [the land] been cleared and maintained as mown or line trimmed grass, the Fire would have spread more slowly because the fuel load would have been smaller*” and would likely not have spread as far as it did. The Strip is currently cleared and maintained as mown grass – exactly the situation that the Court found would have reduced both the speed and extent of the Gisborne fire.
132. If a fire were to break out within Zealandia, and spread to our properties, then it would likely be Zealandia who would face liability for that fire. However, the Council would also have liability (and be exposed to an award of exemplary damages) if it had removed a firebreak that would have prevented (or lessened) damage to our properties.

<sup>24</sup> <https://wellington.govt.nz/~media/about-wellington/emergency-management/files/scrubfires.pdf?la=en>

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Geoff Bennett OGB Submission  
[REDACTED]

### Appendix C - My Details

1. Name: Geoff Bennett
2. Email address: [REDACTED]
3. Postal address: [REDACTED]
4. Capacity" I am making this submission as an individual
5. Oral Submission: I would like to make an oral submission
6. Telephone numbers ([REDACTED]  
[REDACTED])

First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email  Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes
- No
- Don't know

If not, why not?

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

Green connector? Loses definition at Northern Boundary. It should roll down to Titahi Bay. The change in management will cause problems in the future as is occurring at present with inappropriate development in remnant native bush. Protects and connects nature? The vision is being impaired by inappropriate policy choices which adversely impact protection.

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes
- No
- Don't know

What do you think could be added?

Parts 3.2 Nature, Part 3.3 Landscape, Part 3.4 Culture and Heritage, Part 3.5 Recreation and Access. You can't have an insightful consultation if you leave these out. Getting people to comment on which portions they think are important to them would give a much better feel on where to direct

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your resources. You need to get the Southern flank of Mt Kaukau protected by reserve status before proceeding with any access plans.

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years (refer to part 4.5 of the draft plan - starts page 52). Do you agree that this should be the main priority?

- Yes  
 No  
 Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 2	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 3	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 4	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 5	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 6	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 7	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

No walking loop track should exit on to the ridgeline. Activity Heatmaps clearly show that bikes will use any track available whether they are permitted or not. Until this problem is resolved no tracks should proceed.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

The steep eastern side of the ridgeline has quite a few lines of remnant shorelines. On Johnston Hill this line is at about 220m asl. This line avoids the steeper upper slope and the incised ravines lower down. Another example on Johnston Hill The Fletcher car park. It is on such a shore line bench which extends almost to the Hauraki Street track yet there is no track on it. It would form a short easy walk giving further connections to the cemetery and beyond.

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The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes  
 No  
 Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

Sheep would be easier on the landscape. Fewer pats to dodge. Let the bush regenerate. If you require views then the wind may keep some areas open or you could plant tussock. If it can suppress weed growth then it is worth a try.

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

I'm ambivalent. I do not think people make their decisions based on such facilities. However, I would like the Council to provide more rubbish bins at entry/exit points with reminders like 'Carry out all that you carry in!' I was disappointed when a lot of bins in the cemetery were removed a few years ago. A cemetery worker said the rubbish collectors didn't like the dog poo. So guess where the poo goes now. Also, while you are at it, please put a rubbish bin at each bus stop.

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10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes
- No
- Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton

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Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

The southern slopes of Mt Kaukau should have reserve status.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

6.4.3.5.2(a) No. You have made a big enough mess already. Do not add to it.! (b) No. Do not connect Otari to anything that facilitates illegal bike activity. The loop should be within Otari.  
 6.4.3.5.3 (a) No. This proposal should not proceed to consultation. It violates all your Visions, Principles, Key Values, Objectives you have expounded in this document. (b) No. Calling the building of any downhill 'ecologically sustainable' is a joke ... right? 6.4.3.5.6 Yes. I've been assured it's worth doing. This area may be worth a plan in it's own right. Dog Walking Reinforcing the message that Wellington is one of most dog unfriendly cities in the world?

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

This is an area that meets one of the basic requirements for an ideal downhill MTB track .. a vertical drop of over 300 meters! This is where the Wellington Mountain Bike Club should be directing its attention.

18. Do you have any comments on the **proposed reserve classifications in the draft plan**? Please provide the name and/or legal description of the reserve and your comments.

I'm not really familiar with the ramifications and implications of the various types of reserves. At a glance Scenic Reserve (B) appears to be suitable providing the political will is there.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

I would like to congratulate the people involved in the production of the draft plan. It is a vast improvement on other draft plans that I have seen. However, it's sheer size and complexity makes it

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difficult to comprehend and hence critique in the detail that it deserves. I will be sending a supporting email which will discuss other points I wish to make. Thank you Gordon Somerville

Attached Documents

File
Outer Green Belt Management Plan 2019

**Shona McCahon**

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**Subject:** FW: Johnston Hill MTB Tracks

**From:** [REDACTED]  
**Sent:** Thursday, 14 March 2019 8:37 AM  
**To:** Shona McCahon  
**Subject:** Johnston Hill MTB Tracks

Hi

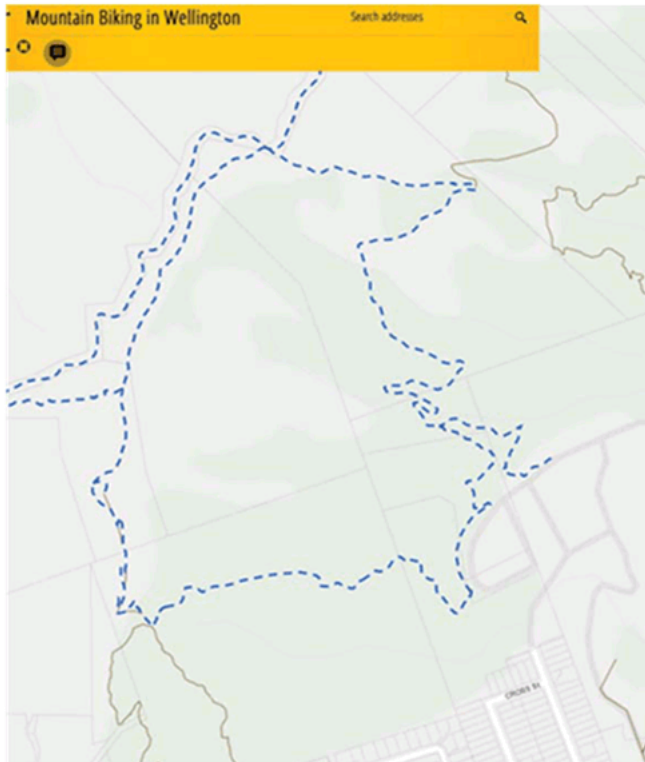
You might be interested in this screen grab from the WCC online maps site.

It shows "official" MTB tracks on Johnston Hill.

The question of course is ... how did this happen?

Regards

Gordon



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**Shona McCahon**

---

**From:** [REDACTED]  
**Sent:** Sunday, 24 March 2019 4:27 PM  
**To:** Shona McCahon  
**Subject:** Outer Green Belt Management Plan 2019

Hi Shona

This is NOT my final supplementary submission just the second

It is to draw your attention to an inaccuracy in the Sector 4 Chartwell / Karori Park - Current Map. It shows Kohekohe Track, and part of the Blue Track as shared. This is not correct, They are both totally in Otari - Wiltons Bush. Also the southern portion of the Otari - Cemetery connector is shown as shared as well. This is pointless as this section is almost all steps and is solely a connector to Otari.

To emphasise



and



The following screenshot is an "heat map" showing cycling activity in the area. You can clearly see Kohekohe Track has cyclists using it and the illegal tracks in the headwater catchment area of the Kaiwharawhara Stream.



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You will see what is going on if you compare it with the Sector 4 map.

Regards

Gordon Somerville

**Shona McCahon**

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**From:** [REDACTED]  
**Sent:** Tuesday, 2 April 2019 3:00 PM  
**To:** BUS: Outer Green Belt Management Plan  
**Subject:** Outer Green Belt Management Plan January 2019 - Submission - Part 1

To Bec Ranssay / Shona McCahon, Outer Green Belt Team

Thank you for the extension of time to allow me to complete my Submission

I would like to start by making some comments about

#### **Plantation Forestry (4.3.2.3 p47)**

The generally accepted lifespan of *Pinus Radiata* is 80 - 90 years. The pines on Johnston Hill are about 40 years old as I have walked through them when they were knee high. They now have another 40 to 50 years of increasingly senile life left. They are not in particularly good health, they have pine needle blight, are shallow rooted in erosion prone soils and exposed to increasingly severe weather events due to anthropogenic climate change. This is clearly shown by the pines on the spur above Karori Cemetery. They have suffered wind blow-down and some are now leaning against their neighbours for support waiting for the next storm to fell them.



The risk of injury is acceptable if you are passing through the pines but establishing a recreational facility within them would be imprudent to put it politely.

All references to recreation in this section should be excised.

#### **Place Names (4.4.2.3 p51)**

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I wholeheartedly support the establishment of new names in the OGB. You can not have a meaningful discussion without them.

### **Motorised Vehicles (4.5.2.2 p53)**

This section completely avoids the use of "unmotorised" vehicles that are increasing in number and range at the moment. Not having a section on these types of vehicles means consultation does not take place and Council management are in danger of being blindsided yet again.

People are familiar with muscle power variants and have even considered the electrically assisted variants evaluated under the Open Spaces access Plan. I looked at their capabilities when the plan was published and concluded that they were both under powered and also lacked sufficient battery capacity at that point of time.

That situation has completely changed in the last decade. Electric motors have evolved to the point that, although they can claim to be under the registration radar with a nominal power of 250W, (thereby claiming to be merely assisting the rider), they also have peak power of about double the claimed nominal. The batteries now provide the rider with over 5 hours of capacity between charges .

The plethora of off-road variants include an MTB with 100km range, stand-on scooters with 8 inch wide wheels and 500W in-hub motors, even a Segway based off road wheelchair with a no hand-control system (invented in NZ). A "gravel bike" has also surfaced and I've seen an off-road skateboard that looked really capable.

Prices ? They are not much more than a topline MTB.

Try googling [Consumer.org.nz](http://Consumer.org.nz) , CleanTechnica, Electrek ...



Greyp G6 E -MTB

The implications for the track network are sobering as these vehicles can double the power of a human rider.

Which leads to :

### Track Network (4.5.2.3 p54)

#### 2(b) Complete Skyline Track as a shared track ...



#### Multiple tracks on Kilminster Heights

What this photograph does not show is that there are two more tracks, one on the skyline of the knoll and another out of sight on the left. These tracks reflect the reality that bikes can go downhill on a hair-raising Death or Glory track but need a gentle uphill track or two depending on fitness.

You might be able to share an uphill track but not a downhill.

A lot more careful design work will be needed to complete a safe and enjoyable track along the whole of the Skyline Route. A lot more engineering is going to be needed than just connecting the present hotchpotch of farm tracks and previously used sheep and cattle tracks.

It is a lot cheaper to do a thorough and high quality design than to remediate an off the cuff botch up.

#### 2(b) Upgrade and Add to Lateral Tracks to provide adequate .. exit and entry points

These tracks will be crossing a Key Native Ecosystem that is critical to achieving a world class asset for Wellingtonians to be proud of. This looks like a request for the Council to give itself Carte Blanche. Since the Open Space Access Plan was used as an excuse to put in an intermediate category MTB Downhill Track through the Key Native Ecosystem on Johnston Hill, you will excuse me if I express some doubt in handing the Council another blank sheet.

**63**

Any such lateral tracks crossing the Key Native Ecosystem should be subject to a full, nitpicking, onerous, very public, consultation and approval process.

**--End Part One--**

**Shona McCahon**

---

**From:** [REDACTED]  
**Sent:** Tuesday, 2 April 2019 3:03 PM  
**To:** BUS: Outer Green Belt Management Plan  
**Subject:** Outer Green Belt Management Plan January 2019 - Submission - Part 2 of 2

#### 4.5.2.3.3 Manage all tracks ... for shared foot and bike-based use ..

This management policy is

##### 1 - Pointless

Sharing tracks that already exist seems a reasonable and obvious starting point. Quicker and cheaper? Maybe, lets do a few sums.

To get a healthy amount of medium intensity exercise on tracks spaced about a kilometre apart : -

Walker : average pace 3km/hr, 2 hour walk.

Area required : 3km X 3km	= 9 sqkm
Total Track Length : (4x3) + (4x3)	= 24 km
Track Area (0.5m x 24km)	= 1.2 hectares
Operating Space (1m x 24km)	= 2.4 hectares

Biker : average pace 12 km/hr, 2 hour ride.

Area required : 12km x 12 km	= 144 sqkm
Total Track Length : (13x12) + (13x12)	= 512km.
Track Area (0.7m x 512 km)	= 35.84 hectares
Operating Space (2.7m x 512km)	= 138.24 hectares

A biker requires 16 times the area, 21 times the track and 54 times the space to get the same amount of exercise as a walker.

Pointless.

Conclusion : A lot of angst for virtually nothing gained.

##### 2 - Damaging

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A walker requires only a minimal track width (0.3m - 0.5m), minimal operating space (0.8m - 1.0m), a smooth predictable natural tread surface and can accommodate steep climbs by using ergonomically suitable steps.

Compaction of the tread is the main track damage. The narrow width of the track means that breaching the canopy is seldom a problem, as regeneration has progressed to the point of overtopping such pest species as Gorse and Darwin's Barberry.

A biker is riding a rigid, dynamically moving object while making certain he can see and react in time to the challenges ahead.

Track widths vary from 2.5m for "1. Easiest " to just a tyre width for "6. Extreme".

Surface from "compacted/stabilised base course" to "Anything - likely to be unsustainable". (Source : The NZ Cycle Trail.)

The photographs are of an intermediate grade track so a wide range of rider skills.

The easiest way to understand the damage from rolling tyres is to visualise a bike moving through a shallow puddle.

A bow wave at the front and a "rooster tail" behind.

The flexing of the tyres loosens the surface then the pieces are plucked out and flung up in the air.

A slow but inexorable process of damage.

### Intermediate grade Downhill Track damage - Johnston Hill

Track was bulldozed just after the Open Spaces Access Plan was accepted. The sunken trough is the result of about 2 years damage by bike tyres. The track on the right is a foot pad. Walkers avoid the bike track as if they over-balance their foot catches the side of the trough.

The grass and the gorse have resulted from the canopy being opened up setting back regeneration by at least a decade.

Rabbits now eat the grass and mustelids the rabbits.

An expert rider produces a rut the width of a tyre.

Expert rider track damage H H Allan's Path, Otari - Wilton's Bush

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Walkers avoid the rut hence the two foot pads. The vegetation is trimmed to bike track standard above the track hindering canopy regeneration,

### 3 - Expensive

Compared to a walking track building a bike track is not a simple task. Extra work is required for water control, sculpting the track to suit the requirements of wheels, with berms, reverse gradients and the humps, dips and jumps and different requirements for uphill and downhill tracks, and bypasses for difficult sections.

Maintenance costs are also higher due to the greater damage by the bike exacerbated by water erosion and wider sightline required.

### 4 - Risky

The risks are those related to the mixing of users with differing attitudes, expectations, and vulnerabilities.

Bikers have a much greater potential to injure the other in a collision but are also at a disadvantage in avoiding the impact by virtue of speed and lack of manoeuvring ability. They are better protected by virtue of using helmets and riding a space frame.

Walkers are far more vulnerable and much more likely to be aged.

Sign with a very valid comment - Johnston Hill

I have heard of two incidents where a cyclist almost collided with a group who thought they were walking on a walkers only track.

I contend the Council is being legally negligent in persisting with the shared track policy,

Summary : Pointless, Damaging, Expensive, and Risky

## 6.4 SECTOR 4 - CHARTWELL / KARORI PARK

Consistency in Sector definition is required across all documents. Clarification of legal status is proceeding. I welcome that development.

The Open Areas Access Plan caused confusion by including Johnston Hill in Otari - Wilton's Bush.



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Subsequent management of the area has appeared to be in abject disregard of the Council's obligations under the Key Native Ecosystem Agreement and possibly in breach of its obligations under the Reserve Act.

The biking tracks on Johnston Hill on the Council's MTB database should be removed

The downhill biking track on Johnston Hill should be closed and the damage remediated.

The shared track status of the Cemetery - Skyline Connector should be revoked.

The gates to the Skyline should be locked and bolted (or removed), cattle stop access should be removed and bikes banned.

Consideration should be given to changing the management structure to better enable consistent policies across the Western Forest Key Native Ecosystem. It may be that Johnston Hill should come under the purview of Otari - Wilton's Bush. In this manner it may well avoid the apparently exploitive decisions that have taken place.

### **Track Standards, Research and Evaluation**

Throughout the document standards are referred to as though they are Holy Writ and not to be disputed.

I think that they need to be appropriate to the area and purpose.

The Key Native Ecosystem requires a more nuanced type of track that fits between the pest control tracks and a tramping track.

It should have a weight bearing surface, be water permeable, about 400mm wide, flexible enough to wind its way through trees, easy to install and remove, so allowing the ecosystem to thrive and recover.

It would also be nice if the surface was joint friendly.

Such products appear to be coming on to the market

I suggest that possible solutions be investigated and evaluated.

### **Overall**

The visions, principles and rules espoused in the Draft Plan appear to be sound.

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They should be followed wholeheartedly, not subverted.

Thank you for considering my submission,

Gordon Somerville

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First Name:

Grant & Lee-Ann

Last Name: \*

Newton

Organisation:

On behalf of:

Postal Address:

Suburb:

Tawa

City:

Wellington

Country:

New Zealand

PostCode:

5028

eMail: \*

Preferred method of contact

Email

Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Consult34 Page 1 of 8

1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes  
 No  
 Don't know

If not, why not?

---

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

---

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

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4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes  
 No  
 Don't know

What do you think could be added?

---

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years ([refer to part 4.5 of the draft plan - starts page 52](#)). Do you agree that this should be the main priority?

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- Yes
- No
- Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

We support the track proposal for track development across the ridge, and links to from Te Ngahere o Tawa with Te Araroa, Spicer block and Brasenose Park. While we support the track network allowing a wide range of people to enjoy and experience this green space, we support tracks being user specific - i.e. MTB's on one track, walkers on another, no motorbikes, horses only in one area etc. We also do not support road and vehicle drive on access from Kiwi Crescent to this green space as further detailed in our submission.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

At Te Ngahere o Tawa (Kiwi Crescent entrance) there is space for various types of tracks and walks to allow access and use by many different users. The lower section would be ideal for a board walk alongside a stream and wide flat benched tracks with information on the natural and historical values of the area for mobility impaired user or short walk designation. The climb/slope/ridge access paths need to be separated for walkers and bikers. We walk this path frequently and it is dangerous to come across a downhill MTB when being a walker. There are easier tracks within Redwood bush that accommodates easier walking levels.

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The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

## Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

## Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes  
 No  
 Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones ([refer to the map of the entrances on page 60 of the draft plan](#)). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

In reference to Te Ngahere o Tawa (Kiwi Crescent): We do strongly suggest that the entrance to this space is distinctively separate from the residential entrance as much as possible. We would not support toilets being placed in this area given its off street location and its potential for unsavoury social behaviour. Toilets are freely available in the Tawa Centre only 5 minutes drive away and most frequent users would be local and use their own private facilities before leaving, as well as taking water supplies. Information boards on the historical and natural features would be supported. We do not support any vehicle access or parking space up in the entrance or clearing. The remoteness of that space will be highly desirable for undesirables to use and be a magnet for unsavoury, unsociable behaviours which will be hard to monitor and be at the cost of neighbouring residences privacy and security. This will still be of a concern even if fencing is installed by WCC around and between neighbouring properties and the green space.

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10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes
- No
- Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

We support the FOTBR submission - these are additional comments specifically from us. We do not support the removal of the pine plantation per se. Small pockets could be cleared alongside tracks and outer parts to help regeneration but not removed from site. The waterway in this space is of immense importance to the local Ruru (morepork) population that requires a water source. The erosion is also of concern with heavy rainfall. However we are also mindful of the immense fire danger and risk of this space in summer (in reference to the Nelson fires), but with the planned removal of trees near residences, this might be mitigated and managed, especially with native planting like flax and low fire risk planting on the lower slopes/areas, alongside fire breaks being widened in certain areas with track development. As above, we strongly oppose the construction of a road and vehicle access into this space for its potential of unsociable and unsavoury behaviour as well as that flat space as having a better use as a short walk/low mobility circular track. We as neighbouring resident's would feel highly insecure and invaded by the easy access of people to 'park up' and 'hang out' in their cars in such a space, especially in evenings. We strongly oppose the creation of any playground with sufficient playgrounds in the very near vicinity with Larsen Crescent Reserve and Brasenose Park, which are not heavily used, and others at Park Ave and Grasslees Reserve not too distant. We strongly oppose any large picnic space development for the above reasons, unless there is sufficient and suitable fencing provided by Council between residences and the green space. As this space is more remote we have seen an increased use by users with dogs allowing their dogs off their leads and run ahead. We have then found dogs do wander onto our property at times while waiting for their owners to catch-up (concerns for own pets and children encountering these dogs, and as such, easier access from such a space to our property and others needs to be managed. Instead we suggest and propose that picnic spots and tables are placed in various spots along a path (like Zealandia has on some of its paths). This

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allows for less mass public picnicking (this can be accommodated for already at Grassless/Willowbank or Brasenose parks). This also would be more respectful of the natural habitat and for all users of this space and protect the environment including water ways, from rubbish etc. Several residences hold access easement rights over the entrance and access over and to this space also that will need to be considered.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



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Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?

Yes No Don't know

Does the draft plan support community partnership in this sector?

Does the draft plan support use of this sector by a wide range of people?

Will the plan ensure the natural environment continues to be protected and improved in this sector?

Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?

Yes No Don't know

Does the draft plan support community partnership in this sector?

Does the draft plan support use of this sector by a wide range of people?

Will the plan ensure the natural environment continues to be protected and improved in this sector?

Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?

Yes No Don't know

Does the draft plan support community partnership in this sector?

Does the draft plan support use of this sector by a wide range of people?

Will the plan ensure the natural environment continues to be protected and improved in this sector?

Do you agree with the actions for this sector?

Please add here anything relevant to this sector that you think is not covered in the plan.

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18. Do you have any comments on the [proposed reserve classifications in the draft plan](#)? Please provide the name and/or legal description of the reserve and your comments.

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19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

---

Attached Documents

File
Outer Green Belt Management Plan 2019

**189**

25 March 2019

Outer Green Belt Management Plan (1781014)  
Wellington City Council  
PO Box 2199  
Wellington 6140



[outergreenbelt@wcc.govt.nz](mailto:outergreenbelt@wcc.govt.nz)

**Re: Outer Green Belt Management Plan Review**

The letter is the submission of the New Zealand Four Wheel Drive Association (NZFWDA) in respect of Wellington City Council's Draft Outer Green Belt Management Plan 2019 (OGBMP).

The NZFWDA is the national 4wd body in New Zealand. It is a volunteer association which exists to encourage and promote the responsible use of 4WD vehicles and to advocate for their access to public lands.

A large number of 4wd Clubs in New Zealand are affiliated to the NZFWDA, which is an Incorporated Society established in 1974. It is managed by its National Executive through a structure of three regional zones, Northern, Central and Southern, and the Competition Committee.

Collectively the Association comprises 62 affiliated Clubs, with some 2,000 members in total. The Cross Country Vehicle Club Wellington Incorporated (CCVC) is one such club and is one of the largest and most well respected 4wd clubs in New Zealand.

Our submission is made on behalf of all our affiliated clubs and their members. We understand that CCVC has made its own independent submission.

#### *What our submission covers*

Our submission is directed at those elements of the OGBMP that have relevance to the interests of the NZ 4wd community.

While we recognise that changes to reserves classification in places throughout the OGB will be necessary, we have not attempted to analyse those nor to make recommendations in that respect, although we would be happy to look more closely at this once the draft OGBMP is updated as a result of this initial round of consultation.

We have also not commented on other aspects of the OGBMP that are outside our scope.

#### *Recreational access to tracks throughout the Outer Green Belt*

The focus on allowing and encouraging recreational use of the OGB is admirable and we support this fully.

We recognise that there are many forms of outdoor recreation and that these must take place on a shared basis with each form of recreation respecting the others.

Section 4.5.2.2 on page 53 of the OGBMP allows for motorised vehicle access under certain conditions:

- We suggest the wording of the first numbered paragraph "Prohibit, or manage through specific approvals..." could be interpreted ambiguously and recommend it be reworded with more clarity. Even a simple change such as "Prohibit, except as managed through specific approvals..." would be preferred.
- It is rewarding to see the recognition of community services by our members, such as enabling some people access to the OGB who would otherwise be physically unable to do so. The wording could be expanded to state this as a fact, which it is historically, perhaps along the lines of " There have been occasions where infrequent one-off events have enabled

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some people to access the Outer Green Belt who would otherwise be physically unable to do so e.g. a 4WD club providing transport to enable a community group to carry out a botanical survey, or simply facilitating people with impaired mobility to enjoy the experience of the OGB. And this type of event should be allowed for in the future."

- All other aspects of 4.5.2.2 are entirely appropriate to the 4wd access that our members enjoy, and we strongly support the wording employed.

Section 4.5.2.3 on page 54, numbered item 4:

- This describes maintaining a primary network of vehicle tracks for adequate off-road vehicle access for Council management, utility servicing and emergency/civil defence vehicle access purposes while also serving as shared-use recreational tracks.
- In keeping with the intent expressed in section 4.5.2.2 we recommend adding reference to approved and permitted recreational 4wd vehicles.
- There may be other similar references in other parts of the OGBMP that would need a similar adjustment.

Section 4.5.2.6 describes organised outdoor events and programmes and discusses the concept of "signature" events.

- We support the approach of "managed activities" to handle such events.
- We suggest inclusion of an annual 4wd signature event where a local 4wd club could take members of the public as passengers on an excursion through the OGB, say along the ridge-tops, such as is already undertaken elsewhere as part of the Greater Wellington Regional Council's summer programme and its 4wd "sunset tour" events. Another example is the annual rubbish clean-up along the South Coast unpaved road.

Section 5.3.1 on page 77 includes a list of activities.

- We recommend that permitted recreational 4wd events be added to this list.
- Alternately this could be achieved by adding a general category of managed activities and a reference to 5.3.2
- We support the restrictions set out in 5.3.1.1

Section 5.3.3 describes prohibited activities.

- We support the inclusion in 5.3.3.1 item 3 the bullet "off-road use of motorised trail bikes or 4 wheel drive vehicles (unless approved for one-off recreational event access)" and in particular the meaning that the permitting of one-off events will be considered.

Community Contribution

- Although the OGBMP mentions community contribution in places, we did not find recognition of community contributions made by many volunteer organisations, and in particular for example the contribution made by CCVC over some 20 years.
- We recommend a specific allowance in the OGBMP (if it is not there already) to allow and encourage such activities.

#### *Vehicle access along the South Coast unpaved road west of the Te Kopahou Visitor Centre*

The existence of this well-established unpaved road is well known to Council and it has been the subject of much public and Council attention from time to time over the years, culminating in the inaugural South Coast Management Plan in 2001 and its successive updates.

While there are some exceptions, the road is generally used responsibly by people undertaking many forms of recreational use. Council considers improvements to the management and maintenance of this road from time to time. Section 6.7.1.5 describes this on page 191 of the OGBMP.

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Our comments:

- The predominant local 4wd club CCVC has worked in collaboration with Council over many years in the monitoring and maintenance of this road and its environs and this community contribution is well recognised by Councillors and Council Officers.
- We recommend that Council considers introducing a by-law to reduce the speed limit on this road. The by-law and associated sign-posting of that speed limit will provide a basis for enforcement.
- We support the action in 6.7.2.5 item 5 on page 196 to "increase park ranger and volunteer warden patrols throughout the week to enforce speed limits and promote respectful shared use behaviour."
- We support the intent expressed in 6.7.2.5 items 6 and 7 on page 196 to consult with the community on options of additional periods of road closure, in particular the specific inclusion of off-road vehicle users in that consultation.

Specifically regarding the apparent proposed inclusion of the South Coast unpaved road in the OGBMP:

- It is unclear whether the Draft OGBMP proposes to move the South Coast unpaved road into the OGBMP or not.
- Section 6.7.1.1 on page 186 refers to a need for a minor review of the South Coast Management Plan to remove the reserve from its scope. It is unclear what this means and while the detail might be explained elsewhere in the document, this wasn't readily apparent.
- If the meaning is that the road is moved out of the South Coast Management Plan and into the OGBMP, there are implications that don't appear to be addressed in this draft of the OGBMP.
- We support retaining this road as a legal unpaved road open to the public, accepting that various forms of restrictions may be appropriate to ensure appropriate use and behaviours.
- We recommend more focus to clarify the intent regarding the unpaved road and we expect that additional consultation with a focus on this will be appropriate.

*In conclusion*

Thank you for the opportunity to participate in the consultation on the draft OGBMP.

I confirm that we do wish to have the opportunity to speak in support of our submission at the hearing.

Yours faithfully,



Grant Purdie  
National Public Relations Officer, on behalf of  
**The New Zealand Four Wheel Drive Association Incorporated**

██████████  
██████████  
████████████████████

First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email

Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes
- No
- Don't know

If not, why not?

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

Wild green connector: connectivity will be promoted by completion of the Skyline Track and various sector specific proposals to close the gaps. 'Wildness' may be compromised by enhancements of the track network/providing for diverse interests/ages/abilities to access the OGB which KA supports. Defines edge of city: by virtue of land status/proposed reserve classifications/ restrictions on new buildings and structures Protects and connects nature: provides an ecological corridor /proposed weed and animal controls. Invites people to escape and explore: this will be enhanced by the proposed development of new entrances and the development of a heritage inventory.

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes
- No
- Don't know

What do you think could be added?

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KA acknowledges the tangible and intangible economic benefits that the OGB brings to the City (and our suburb). However, the OGB is a huge resource which encircles our suburb and its economic benefits to Karori's community and businesses have the potential to expand significantly with population pressures etc. We therefore believe it is critical that there is sufficient flexibility in the MP to enable this potential to be realised. KA supports the concept of community partnerships and collaborative working between council and local communities//volunteers /interest groups. Has thought been given though as to how this integration will be managed/achieved? Is Council resourced to do this?

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years (refer to part 4.5 of the draft plan - starts page 52). Do you agree that this should be the main priority?

- Yes  
 No  
 Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). Click here for maps showing the proposed track networks.

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 2	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 3	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 4	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 5	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 6	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 7	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

Sectors 4, 5 and 6 of particular interest to KA. Any measures that assist in the separation of bikers and walkers are favoured. hence the proposed development of a new uphill/downhill bike loop from Karori Park to Makara Saddle is supported as it will allow the currently shared Wahine Track to be designated for walkers only.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

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KA is supportive of any moves to improve the accessibility of the OGB. There are currently obvious challenges for those of limited ability. The enhancement of Wrights Hill carparking area is being promoted by this Plan. Perhaps this could be extended to include some further amenity works and provision of some short level walking tracks centred on the summit? Further expansion of an off road rest area at Makara Saddle is another possibility although careful design would be essential because of potential traffic safety issues. (Excellent vantage point for wind turbines/Makara coast). Guessing gondolas are not an option?! Occasional four wheel drive access to Makara Peak?

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes  
 No  
 Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

Pros and cons do require some balancing - but farm animals do add to the diversity of experiences available in the OGB which is not a bad thing- particularly for city dwelling children?

9. The draft plan proposes that that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

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As representatives of the Karori community we believe that Wrights Hill should be the first cab off the ranks but are relaxed about the order of the others! This is not just about being parochial. The area is highly utilised - not just by those folk exploring the tunnels on open days but also as a lookout and a 'cross roads' for walkers/runners/mountain bikers utilising the track networks.

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes  
 No  
 Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

KA has restricted its comments to sectors 4, 5, and 6 which are in close proximity to the suburb.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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Please add here anything relevant to this sector that you think is not covered in the plan.

KA has restricted its comments to sectors 4, 5, and 6 which are in close proximity to the suburb.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

KA has restricted its comments to sectors 4, 5, and 6 which are in close proximity to the suburb.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

KA is generally supportive of the actions proposed in this sector. Some members have however expressed opposition to the proposal to consider the development of new bike tracks on Johnston Hill. Their concerns are as follows: 'Currently the Open Spaces Access Plan 2016 designate the Johnston Hill Loop Walks as closed to mountain biking/cycling. This designation should not be changed. OGBMP quite rightly identifies Johnston Hill as an important forest remnant. This is correct. It contains a significant grove of Kohekohe trees. Since the pest management programme by the Regional Council, the elimination of the possums from this bush has had a significant impact on these Kohekohe. Where previously the flowers were all eaten by possum, the Kohekohe are now covered with flowers in the late autumn attracting keruru and tui. The development of seeds has meant that there are now a range of young trees growing among the older ones. This is quite rightly a popular place for walking and just enjoying nature. If bikes are allowed on the path it will have a disastrous effect. - the circular track is not suitable for bikes. It is steep and has steps in several places. This will lead to bikes going off the track to go round the steps. - there are a lot of tree roots on and near the side of the path and these will be damaged by bikes. - it will no longer be a pleasant safe place for walking especially for old people and children and those who walk dogs. - the track becomes quite wet in the winter and will be easily churned up by bikes.' Notes: In placing

these comments on record, KA notes: 1. That the proposal in the OGBMP is to consider three grade 5 downhill mountain biking tracks in pine plantation. Given that the above comments reference an area of native forest, is this a case of mistaken identity? 2. KA also understands that the OGBMP is not the consultation forum for this bike track proposal. The intention to consider them is being flagged here but that consideration will form part of a separate process. This will mean there is an opportunity to submit/be involved at a later date.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

1. Although not mentioned in the key actions on the Summary Sheet, KA is very supportive of the ideas expressed in item 6.5.3.5 of the main document - i.e. that consideration be given to the feasibility of extending tracks along South Karori Road to link with a route along Karori Stream to the south coast. KA has for some time promoted the idea of developing access to the south coast to develop the recreational/tourism potential of this area. 2. KA notes the intent to add land not required by WWTP to the OGBMP. (Presumably, as this was acquired under the PWA, this will involve a Public Works Act process with Council needing to put forward a case as to why this is required for another public work - in this case, a reserve? KA will watch this process with interest given the outcome of the parallel process for the Karori campus). KA's primary concern is that sufficient land is retained in WWL administration for the foreseeable needs of the WWTP including additional storage capacity. We trust our friends at WWL are all around this.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

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17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

KA has restricted its comments to sectors 4, 5, and 6 which are in close proximity to the suburb.

18. Do you have any comments on the **proposed reserve classifications in the draft plan**? Please provide the name and/or legal description of the reserve and your comments.

While it does not have a strong view on this, KA notes the classification/re-classification process invariably results in a scenic reserve outcome. While it understands the rationale, it queries whether this is always the best approach. To provide for future unknowns, would it be better/provide some flexibility to leave some non-key areas as they are - either unclassified or with the existing recreation reserve status. Examples include 62 Allington Road, 48 Landsdowne Terrace and 400 Karori Road (rear part of Karori Park).

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

Attached Documents

File
Outer Green Belt Management Plan 2019

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# **Outer Green Belt Management Plan Submission**

**Wellington City Council**

*March 2019*

**We would like to appear in person to support our submission**

*Contact person:*

**Shine Wu, Chair**  
Wellington City Youth Council

c/o Wellington City Council  
PO Box 2199, Wellington 6140

**Wellington City Youth Council**  
Te Rūnanga Taiohi o te Kaunihera o Pōneke

**Wellington City Youth Council**  
Te Rūnanga Taiohi o te Kaunihera o Pōneke

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## **Introduction**

1. The Wellington City Youth Council (Youth Council) welcomes the opportunity to submit on the Outer Green Belt Management Plan.
2. Youth Council has not attempted to address every aspect of the Plan. Specifically, Youth Council has not addressed boundary and other issues in areas in which Youth Councillors are not familiar. We feel that better information could be gathered through engaging with young people in the specific areas concerned, under Council's Youth Engagement Framework.

## **Overview of submission**

3. The submission by Youth Council on the Outer Green Belt Management Plan will address the following topics:
  - a. The vision of the plan
  - b. Tracks and plans
  - c. Accessibility and facilities
  - d. Grazing and development
  - e. Boundaries of each sector
  - f. Other considerations

## **The vision of the plan**

4. Youth Council generally agrees that the 'Vision Statement' on the front of the summary document captures what is special about the Outer Green Belt

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Reserves. However, the document's focus on the Outer Green Belt being the visible and physical edge of the city seems to overshadow some of the points attracting people to the Belt.

5. The statement acknowledges the Belt's use and importance for the majority of Wellingtonians. Though this is an important point to make, the emphasis on it over and above points such as that the Belt protects and connects people to nature, as well as that it is a city escape, seems illogical. Those are the features that make this great natural area of Wellington so significant and worth not only preserving but expanding.
6. Concerning Part 2.3 and Part 3 of the draft Plan, Youth Council agrees with the Guiding Principles, and with the notion that the Plan highlights support the marked aspects of the Vision. Youth Council believes better definition of the Key Values in context would improve their accessibility and use.
7. Youth Council believes that community projects for the cleaning and maintenance of the Outer Green Belt would support the Vision's emphasis on protecting and connecting people to nature. Projects such as these would serve as educational opportunities for young people, a productive escape from city life, and an additional support structure for the Outer Green Belt. In Youth Council's opinion, community partnership should be actively facilitated and organised by Council and heavily promoted around the city. In the same way charities organise beach clean-ups to great success, such events would work well on the Outer Green Belt. However these events would require more support as the wilderness of the Outer Green Belt makes it a potentially dangerous terrain.
8. Youth Council is concerned that Part 4.6.2.1 lacks explicit commitments to mana whenua, and that far more could be promised in terms of partnership. Mana whenua shouldn't simply be kept informed about plans for the Outer Green Belt, but actively involved wherever possible in decision making.



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## Tracks and paths

9. Youth Council believes the proposed track network achieves a good even spread of opportunities in all sectors that will allow a wide range of people to enjoy and experience the Outer Green Belt.
10. Youth Council supports the focus on ensuring that all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas. This will mean that a wide range of communities are able to access their local Green Belt area without taking up too much time out of their busy lives. Loop tracks would be particularly beneficial for family groups with varying levels of fitness and interest, as they're something most people can access and enjoy together. Information boards located in community centres with the entrances clearly marked would create awareness of these loop tracks within communities.

## Accessibility and facilities

11. Youth Council believes the main challenge presented to many people who try to access the Outer Green Belt are the steep climbs required to reach the ridgeline that spans much of the Outer Green Belt. Once people are on that ridgeline, it is significantly easier to move around. Advertising of spots where vehicle access and parking are available near to the ridgeline (for example, near Makara Peak) would be a way of minimising the accessibility issue the hills present.
12. In the Makara Peak Mountain Bike Park, some local companies run shuttles to the peak so people can go downhill mountain biking without the steep climb to reach the top. The provision of a transport service from main hubs could improve access to these peaks without burdening people with the climb up. This could be of particular use for those with existing mobility issues or young families.
13. Families and social groups make frequent use of cafes around Wellington as their go-to excursion for socialising and relaxing. Looking into the possibility of opening up cafes or pop-up coffee shops near to some of the main entrances to

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Te Rūnanga Taiohi o te Kaunihera o Pōneke**157**

the Outer Green Belt would be a worthy cause as it may help draw attention to the opportunities the Belt offers in terms of recreational activities for before or after a coffee and/or food.

14. Youth Council supports the proposal for new entrances, and believes it will encourage more people to use the Outer Green Belt reserves.
15. Youth Council believes proposed new entrances should be completed in the following order: Brooklyn wind turbine, Wrights Hill, Chartwell Bush/woolshed, 268 Ohariu Valley Road or McLintock Street, Ohariu Valley Road or Upper Stebbings Valley.

**Grazing and development**

16. Youth Council supports the proposed alterations to grazing in the Outer Green Belt. The purpose of the Management Plan is to improve the user experience of the Belt, and having farm animals in a public space creates significant experience and accessibility issues. Furthermore, the regeneration of native bush is an important ecological priority for Wellington, and the removal of grazing animals from the Belt will support this regeneration. Youth Council remains interested in solutions that respect Wellington's delicate and unique ecosystems, and highlights a solution raised by Officers that the Belt may begin to manage itself in terms of grass development if left alone.
17. Youth Council believes that the Management Plan as proposed (with the objections and concerns noted) will support a Green Belt that caters to a city with an increasing demand for bush experiences. By making the Belt more accessible and more usable as proposed, Wellingtonians gain a better green space today, and a multitude of lifestyle benefits tomorrow. Additionally, in relation to Wellington's climate change priorities, the Belt acts as an important tool for reaching carbon neutrality.

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## **Boundaries of each sector**

18. Youth Council supports Council's desire for the Belt's boundaries to be better aligned with the wishes of the community. With the aforementioned proviso that we have varying knowledge of the specific sector communities, overall Youth Council is supportive of expanding the Belt, and allowing easy movement between the sectors.

## **Other considerations**

19. Youth Council believes that in order to increase youth engagement with the Belt, and to promote sustainability, Council should promote and improve access to the Belt for those without personal motor vehicles. Youth Council believes that more information needs to be available on public transport for accessibility to the Belt, as well as more general accessibility information including road access.
20. Youth Council additionally believes that more emphasis should be placed within the Plan on heritage. The Belt covers areas of Wellington with considerable historical significance, and Youth Council encourages Council to engage with mana whenua and local communities to create historical displays and signage about individual areas of the Belt. Specifically, Youth Council believes that the unspoilt nature of the Outer Green Belt provides a valuable opportunity to educate Wellingtonians about the history of our land before European settlement.

## **Summary**

21. On the whole, Youth Council supports the proposed Outer Green Belt Management Plan.
22. Youth Council believes that the proposed Vision supports the Plan's goals and intentions, as well as the interests of young people and the community.

**Wellington City Youth Council**

Te Rūnanga Taiohi o te Kaunihera o Pōneke

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23. Youth Council supports the inclusion of loop tracks within the Outer Green Belt, as an accessible and easy way for families and young people to engage with the Belt.
24. Youth Council supports the proposed entrances, and believes that facilities including food and beverage outlets will support the use of these entrances and the Belt as a whole.
25. Youth Council encourages Council to improve the accessibility of the Outer Green Belt, especially for those with mobility issues and without access to personal motor vehicles.
26. Youth Council supports the proposed changes to grazing within the Outer Green Belt, in the interests of those who use the belt. Youth Council encourages Council to pursue grounds keeping options that respect the ecology of the Outer Green Belt.
27. Youth Council supports in principle the proposed boundaries of the Belt's sectors, but encourages Council to engage with the specific communities affected.
28. Youth Council encourages Council to utilise the Outer Green Belt as a heritage learning opportunity through signage and displays.

## **Draft Outer Green Belt Management Plan 2019**



The Outer Green Belt reserves support the growth of Wellington City and our compact urban form. The draft management plan describes how the Outer Green Belt provides ecosystem services to the city (such as providing fresh water, holding carbon and protecting soils and vegetation).

The draft plan also notes the role of the Outer Green Belt as a recreation space that is easy to access and where people can participate in a range of activities such as walking, running, biking or participating in environmental care groups. This allows people to meet others in their community, lead active lives and foster a connection to the natural environment, even though they live in a city. The plan includes ideas about how the reserves can support city resilience and help create resilient communities.

The draft plan and Summary Document will help you complete this questionnaire. Feel free to skip any questions that don't affect or interest you.

We want to hear your views on the proposed Draft Outer Green Belt Management Plan 2019. You can answer these questions online at [wellington.govt.nz/OGBplan](http://wellington.govt.nz/OGBplan), email your thoughts to [outergreenbelt@wcc.govt.nz](mailto:outergreenbelt@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Monday 25th March 2019.**

### **Privacy statement - what we do with your personal information**

All submissions are provided to elected members. Submissions (*including names but not personal contact details*), will be made publicly available at our office and on our website. Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 113 The Terrace, Wellington, with submitters having the right to access and correct personal information.

### **Your details**

Your name*: Jackson Lacy
Your email or postal address*: jacksonlacynz@gmail.com Or [REDACTED] (attn: Dominic Tay, Democratic Services)
You are making this submission: <input type="checkbox"/> as an individual <input checked="" type="checkbox"/> on behalf of an organisation. Your organisation's name: Wellington City Youth Council
I would like to make an oral submission to the Councillors <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please give your phone number so that a submission time can be arranged*: Contact Shine Wu, WCYC chair: [REDACTED] or liaise with Dominic Tay in Democratic Services

\*mandatory field

### **Draft Outer Green Belt Management Plan 2019**

1. Do you agree that the Vision statement on the front of the Summary Document or in Part 2 of the draft plan captures what is special about the Outer Green Belt Reserves? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know If not, why not? Please refer to paragraph 4 of our written submission.
--

continue next page

# OUTER GREEN BELT MANAGEMENT PLAN

## HEARING SUBCOMMITTEE

16 APRIL 2019

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2. Looking at the Summary Document section 'What is the Outer Green Belt?' or at Part 2.3 and Part 3 of the draft plan, do you agree with:

the Guiding Principles	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
the Key Values	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know

3. Looking at the plan highlights in the Summary Document, do you think these will help achieve the Vision that *the Outer Green Belt*:

is Wellington's wild green connector	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
visibly defines the edge of the city	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
protects and connects nature	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
invites people to escape and explore	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know

Why/why not?

Please refer to paragraph 6 of our written submission.

4. Looking at Parts 3.6, 3.7 and 4.6 of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

Yes       No       Don't know

What do you think could be added?

Please refer to paragraph 8 of our written submission.

5. Completing a track that goes all the way from the south coast through to Porirua in the north (*the Skyline Track*) is identified in the plan as the main priority for track development in the next 10 years (*refer to part 4.5 of the draft plan*). Do you agree that this should be the main priority?

Yes       No       Don't know

continue next page

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The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (*refer to Part 4.5.2.3*). Click here for maps showing the proposed track networks.

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

- |          |   |                             |                                     |
|----------|---|-----------------------------|-------------------------------------|
| Sector 1 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 2 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 3 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 4 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 5 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 6 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 7 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt. Please refer to paragraphs 9-10 of our written submission.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

Please refer to paragraphs 11-13 of our written submission.

continue next page

# OUTER GREEN BELT MANAGEMENT PLAN

## HEARING SUBCOMMITTEE

16 APRIL 2019

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8. The draft plan proposes trialling different ways to manage grass areas - particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

Do you support the draft plan proposal to phase out grazing animals?

Yes       No       Don't know

Why/why not? What ideas do you have to balance out the pros and cons?  
Please refer to paragraphs 16-17 of our written submission.

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9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

Do you support this proposal?       Yes       No       Don't know

Do you think it will encourage more people to use the Outer Green Belt reserves?       Yes       No       Don't know

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

Please refer to paragraph 15 of our written submission.

---

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

Yes       No       Don't know

Why/why not?

continue next page



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Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions and descriptions for each sector (*shown on the Map Page*).

As per paragraph 18 of our written submission, Youth Council supports in principle the boundaries and plans but recommends continued consultation with affected young people and community groups.

**11. Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

- |   |                              |                             |  |
|---|------------------------------|-----------------------------|--|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support community partnership in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Do you agree with the actions for this sector?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |

Please add here anything relevant to this sector that you think is not covered in the plan.  
Please refer to paragraph 18 of our written submission.

**12. Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

- |   |                              |                             |  |
|---|------------------------------|-----------------------------|--|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support community partnership in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Do you agree with the actions for this sector?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |

Please add here anything relevant to this sector that you think is not covered in the plan.

Please refer to paragraph 18 of our written submission.

continue next page

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13. Sector 3 (*Kaukau*) extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

- Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know
- Does the draft plan support community partnership in this sector?  Yes  No  Don't know
- Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know
- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

Please refer to paragraph 18 of our written submission.

14. Sector 4 (*Chartwell/Karori Park*) extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

- Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know
- Does the draft plan support community partnership in this sector?  Yes  No  Don't know
- Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know
- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

Please refer to paragraph 18 of our written submission.

continue next page

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15. Sector 5 is Makara Peak. This sector includes the mountain bike park.

- |  |                              |                             |  |
|--|------------------------------|-----------------------------|--|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable about this particular area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support community partnership in this sector?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support use of this sector by a wide range of people?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Do you agree with the actions for this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |

Please add here anything relevant to this sector that you think is not covered in the plan.

Please refer to paragraph 18 of our written submission.

16. Sector 6 (*Wrights Hill/Zealandia*) extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

- |   |                              |                             |  |
|---|------------------------------|-----------------------------|--|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support community partnership in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Do you agree with the actions for this sector?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |

Please add here anything relevant to this sector that you think is not covered in the plan.

Please refer to paragraph 18 of our written submission.

17. Sector 7 (*Te Kopahou*) extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

- |   |                              |                             |  |
|---|------------------------------|-----------------------------|--|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support community partnership in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |
| Do you agree with the actions for this sector?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know |

Please add here anything relevant to this sector that you think is not covered in the plan.

Please refer to paragraph 18 of our written submission.

continue next page

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18. Do you have any comments on the proposed reserve classifications in the draft plan? Please provide the name and/or legal description of the reserve and your comments.  
Please refer to paragraph 18 of our written submission.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan 2019.  
Please refer to paragraphs 19-28 of our written submission.

**157**

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----- 2nd fold here -----

J006685

Free Post Authority Number 2199

**Absolutely Positively**  
**Wellington City Council**  
Me Heke Ki Pōneke



Freepost 2199  
Outer Greenbelt Management plan 178  
Open Space and Recreation Planning  
Wellington City Council  
PO Box 2199  
Wellington 6140

**199****Shona McCahon**

---

**From:** Jon Devine [REDACTED]  
**Sent:** Monday, 25 March 2019 4:34 PM  
**To:** BUS: Outer Green Belt Management Plan  
**Subject:** Outer Green Belt Management Plan 2019

Dear Sir/ Madam

I am a long term Karori resident, having resided at Seaforth Terrace and recently at Homewood Avenue for the last 18 years. In that time I have frequented the Skyline track/ Wilton Bush/ and Johnston Hill as a runner and walker on a regular basis (generally at least twice a week).

I am also a Civil and Structural Engineer whom has taken note of the environment in these areas over this period of time, having been trained in environmental matters.

I have read through the revised Plan, and also have been provided with a copy of the Wellington Mountain Bike Club (WMTBC) Proposal for Mountain Bike Tracks on Johnston Hill. (At least I presume it has been prepared by them, given that there is no title or author or date on the proposal.)

I would like to express the following concerns;

#### Walking tracks

On Page 140 of the Plan it correctly states; "Tracks in Ōtari Wilton's Bush and on Johnston Hill have been designated walking-only under the Open Space Access Plan 2016 as being unsuitable for biking."

I was very surprised to see on the Sector 4 Map on page 146 that the upper part of the Penlington Track on the ridgeline has been denoted as a "Shared Use Track". This has previously never been the case as Johnston Hill signage has always had a "No Cycling" sign included. The upper part of this track on the ridge is primarily stairs and is unsuited for cycling, and on a few of the stairs an alternate track has been formed by errant cyclists over the last 10 years, however, this should not be gazetted by stealth by the WCC in preparation of this plan.

The erosion of walking tracks in Wellington is of significant concern to the community. This track is frequented by the public extensively, and is one of the most used walking tracks in these hills.

#### The WMTBC Proposal

This proposal has been poorly prepared and surely is not the basis for the inclusion of comments regarding "The public will be consulted about the assessment of the proposed downhill mountain bike tracks north of Johnston Hill."

I'm sure that Grade 5/5+ mountain bike tracks such as Nelson, Rotorua and Queenstown may sound very appealing to the WCC, but the reality of these steep tracks, and the return access required for these types of bikes is poorly expressed and explained within the proposal. Typically these bikes are unable to ride back up the hill! It simply lacks credibility by showing return tracks up steep terrain. The return function in such a park is the most important aspect, and this has simply not been properly considered within this proposal, as the tracks need to be at a flatter grade (or preferably have a mechanised return such as the other centres noted via road access or gondola etc).

The track map provided within the proposal is also poorly conceived as it extends through areas of regenerating bush. The argument that this area is an old pine block is flawed, given that the outside line of the trees in this block has been steadily decreasing with trees falling over as they grow unstable, and the bush regenerating under the trees. The study quoted is 20 years old, and does not describe this scenario, as the photographs provided show that bush is starting to regrow under the pine canopy as the pine block deteriorates.

**199**

I would be supportive of the Proposal, if it was not based on a quick once over the terrain by over enthusiastic amateurs whom don't appear to have much understanding of how this land is changing.

"The public will be consulted about the assessment of the proposed downhill mountain bike tracks north of Johnston Hill."

I would like to present at any Hearing regarding the proposed tracks.

However, prior to any consultation I would suggest that the WCC ensure that the WMTBC consult with the community and some experts, and present a well prepared plan that has been properly considered.

regards

Jon Devine

[Redacted]

Karori, Wellington

**192**

**Submission to the  
Wellington City Council  
Draft Outer Green Belt  
Management Plan  
March 2019**

*Mike and Jo Wilson*

*25 March 2019*



192

Submission to the Wellington City Council Draft Outer Green Belt Management Plan March 2019

## Our Submission

We agree with the overall purposes and objectives of the Draft Plan. We love the vibrant native birdlife that Wellington's green belt offers. We are members of Zealandia and take great pride in the benefit it provides to us and our city.

The land subject to this Submission is described in the Draft Plan as references 6.2.11 the "Zealandia Buffer – 133E Messines Road, Karori". It is in essence parts of the Karori Reservoir title left outside the Sanctuary (Zealandia) predator fence when it was built in 1999. It also includes access up to the water reservoir.

We note that a comprehensive submission has been put forward by the Versailles Street Residents Group. While we support their submission, and do not intend to replicate their submission, we do wish to make several key points:

1. **Lack of Consultation:** There has been no consultation with us on the Draft Plan. If it were not for an opportune discussion with a Versailles street resident we would have not known about the proposed changes. As residents of the property for almost 20 years, fruit tree guardians with the council managing fruit trees on the site, and maintainers of an area which has been largely unchanged for the last 50 years, we expect better from a 'good neighbour'.
2. **Fire risks:** We maintain a 10m grass and scrub-free area between the rear of our property and the bush, as per council guidelines. We do not believe that native bush would provide sufficient protection.
3. **Public access risk:** We already support appropriate public access to the area, and the proposed approach does not take the current public access, which we support and help maintain, into consideration.
4. **Traffic Safety risk:** We are concerned that the removal of vehicular access to Croydon Street properties will place more vehicles out on what is already a congested street and bus route with no parking. Residents currently choose not to park on unmarked road area by the bus stop on the road side of our property, to reduce congestion.
5. **Maintenance of bush:** While we support the appropriate reinstatement of native bush between the Zealandia fence line *and a suitable firebreak*, we are concerned that there is not a clear plan for how this would be achieved, monitored and maintained during the establishment of the bush and maintained in the long term. Several previous native plantings have struggled to take hold due to aggressive gorse, broom and fennel growth.

Our request is that the proposed reclassification and changes in the Draft Plan for area (section 6.2.11) are withdrawn, and the current plan's wording retained until such time as proper consultation can occur and a forward looking and reasonable plan can be put in place, in conjunction with residents.

We would like to make a verbal submission to the council at the appropriate time to support our concerns, and to begin proper consultation with the council.

**192**

Submission to the Wellington City Council Draft Outer Green Belt Management Plan March 2019



*The northern end of the area, we are located at #17.*

**192**

Submission to the Wellington City Council Draft Outer Green Belt Management Plan March 2019



*The southern, uphill area.*

**192**

Submission to the Wellington City Council Draft Outer Green Belt Management Plan March 2019

### Our Details

Name	Mike and Jo Wilson
Email address	[REDACTED]
Contact phone	[REDACTED]
Address	[REDACTED] Karori
Capacity	This submission is made as individuals
Oral Submission	We would like to make an oral submission

**161 Draft Outer Green Belt  
Management Plan 2019**

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke

The Outer Green Belt reserves support the growth of Wellington City and our compact urban form. The draft management plan describes how the Outer Green Belt provides ecosystem services to the city (such as providing fresh water, holding carbon and protecting soils and vegetation).

The draft plan also notes the role of the Outer Green Belt as a recreation space that is easy to access and where people can participate in a range of activities such as walking, running, biking or participating in environmental care groups. This allows people to meet others in their community, lead active lives and foster a connection to the natural environment, even though they live in a city. The plan includes ideas about how the reserves can support city resilience and help create resilient communities.

The draft plan and Summary Document will help you complete this questionnaire. Feel free to skip any questions that don't affect or interest you.

We want to hear your views on the proposed Draft Outer Green Belt Management Plan 2019. You can answer these questions online at [wellington.govt.nz/OGBplan](http://wellington.govt.nz/OGBplan), email your thoughts to [outergreenbelt@wcc.govt.nz](mailto:outergreenbelt@wcc.govt.nz) or post this form to us (no stamp needed). **Tell us what you think by 5pm, Monday 25th March 2019.**

**Privacy statement - what we do with your personal information**

All submissions are provided to elected members. Submissions (including names but not personal contact details), will be made publicly available at our office and on our website. Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 113 The Terrace, Wellington, with submitters having the right to access and correct personal information.

**Your details**

Your name*:	<b>P.S RENSHAW</b>
Your email or postal address*:	[REDACTED]
You are making this submission:	<b>THE OWNERS SHENVAL HOLDINGS LIMITED AND THE SHENVAL GROUP OF COMPANIES AND WOOFINGTONS LIMITED HAWKINS HILL AND ASHTON FITCHBURY</b>
<input type="checkbox"/> as an individual	
<input checked="" type="checkbox"/> on behalf of an organisation. Your organisation's name:	
I would like to make an oral submission to the Councillors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please give your phone number so that a submission time can be arranged*:	[REDACTED]

\*mandatory field

**Draft Outer Green Belt Management Plan 2019**

1. Do you agree that the Vision statement on the front of the Summary Document or in Part 2 of the draft plan captures what is special about the Outer Green Belt Reserves?

Yes  No  Don't know

If not, why not?

continue next page

<b>181</b>	Looking at the Summary Document section 'What is the Outer Green Belt?' or at Part 2.3 and Part 3 of the draft plan, do you agree with:			
	the Guiding Principles	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
	the Key Values	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
3. Looking at the plan highlights in the Summary Document, do you think these will help achieve the Vision that <i>the Outer Green Belt</i> :				
	is Wellington's wild green connector	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
	visibly defines the edge of the city	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
	protects and connects nature	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
	invites people to escape and explore	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
Why/why not?				
4. Looking at Parts 3.6, 3.7 and 4.6 of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?				
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	
What do you think could be added?				
5. Completing a track that goes all the way from the south coast through to Porirua in the north ( <i>the Skyline Track</i> ) is identified in the plan as the main priority for track development in the next 10 years ( <i>refer to part 4.5 of the draft plan</i> ). Do you agree that this should be the main priority?				
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	

continue next page

16 April 2019

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3). Click here for maps showing the proposed track networks.

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

- |          |                              |                             |                                     |
|----------|------------------------------|-----------------------------|-------------------------------------|
| Sector 1 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 2 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 3 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 4 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 5 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 6 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| Sector 7 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

continue next page

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8. The draft plan proposes trialling different ways to manage grass areas - particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

Do you support the draft plan proposal to phase out grazing animals?

- Yes                       No                       Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

Do you support this proposal?                       Yes                       No                       Don't know

Do you think it will encourage more people to use the Outer Green Belt reserves?                       Yes                       No                       Don't know

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes                       No                       Don't know

Why/why not?

continue next page



**16** Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions and descriptions for each sector (*shown on the Map Page*).

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**11. Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

---

**12. Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

continue next page

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13. Sector 3 (*Kaukau*) extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

---

14. Sector 4 (*Chartwell/Karori Park*) extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

continue next page

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15. Sector 5 is Makara Peak. This sector includes the mountain bike park.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable about this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

---

Sector 6 (*Wrights Hill/Zealandia*) extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

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17. Sector 7 (*Te Kopahou*) extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?  Yes  No  Don't know

Does the draft plan support community partnership in this sector?  Yes  No  Don't know

Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know

Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know

Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

continue next page

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18. Do you have any comments on the proposed reserve classifications in the draft plan? Please provide the name and/or legal description of the reserve and your comments.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan 2019.

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**Absolutely Positively**  
**Wellington City Council**  
Me Heke Ki Pōneke



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Open Space and Recreation Planning  
Wellington City Council  
PO Box 2199  
Wellington 6140

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**Shona McCahon**

**From:** Paul Blaschke [REDACTED]  
**Sent:** Friday, 29 March 2019 8:43 AM  
**To:** BUS: Outer Green Belt Management Plan  
**Subject:** Submission on Wellington Outer Green Belt

Kia ora Shona and Bec

Thanks very much for your patience in accepting this late submission. I haven't been able to do justice to the breadth and depth of work that's been done on this strategy. The overall concepts are terrific and show a huge amount of careful work. As usual, the devil is in the detail and I hope I have picked up a few aspects where the detail and the emphases can be usefully tweaked.

All the best for the remaining work on the Plan.

Regards  
 Paul

**Submitter details**

Your name\*: Dr Paul Blaschke

Your email or postal address\*: paul@blaschkerutherford.co.nz

I am making this submission as an individual. I am long-standing member of Friends of Owhiro Stream and Southern Environmental Association and quite active in the Brooklyn community, as well as long experience as an environmental consultant with a special interest in urban reserves management.

I would like to make an oral submission to the Councillors. Contact details:

Dr Paul Blaschke

Environmental and ecological consultant

Blaschke & Rutherford Environmental Consultants, Wellington

Email: [REDACTED]

**Submission**

1. Do you agree that the Vision statement on the front of the Summary Document or in Part 2 of the draft plan captures what is special about the Outer Green Belt Reserves?

Yes

3. Looking at the plan highlights in the Summary Document, do you think these will help achieve the Vision that *the Outer Green Belt*: Protects, connects and enhances nature.

Some objectives and policies aspects could be stronger in this regard and will need to be stronger to achieve the vision of 'a wild green corridor...protecting and connecting nature' and the guiding principle of "...undeveloped ridges and hills, and healthy native forests and streams are the foundation of the Outer Green Belt".

This applies particularly to the special nature of ecological and biodiversity hubs. Five areas are mentioned on p 19 as being particularly well-known for the biodiversity values and at the heart of expansion and restoration of natural ecosystems. There are obviously other small pockets of high value ecosystems elsewhere, too many to be individually named, but the fact that they are there and are known should be mentioned. The identified Significant Natural Areas outside of the five named areas would be a starting point for identifying these places. I would add to or expand the named five areas with the Waipapa Valley in Sector 7. It is similar to the Hape Valley in some respects but with a wider range of habitats and ecosystem types and largely because of its size – one of the largest forested catchment headwaters areas in the city if not the largest (map p 40).

More specificity could be given to management and policy provisions applying to these high value biodiversity areas. Linkages to relevant provisions in the WCC Biodiversity Strategy and Action Plan should be made. I mention two important aspects for these key areas:

*Weed control* needs special attention: more resources are needed to keep weeds from changing the ecological character of the areas and to ensure that new weeds do not establish. The ecological hubs are key areas where weedy non-local native species (karo, *Pittosporum ralphii* etc) should be treated as priority weeds; elsewhere this policy is not such a high priority. I think it is a mistake to equate gorse and Darwin's barberry as "nurse crop" weeds that don't need too much concern. This is probably true of gorse, but far from certain for Darwin's barberry, particularly given birds' role in spreading it. Flowering cherry is another spreading and ecosystem-altering woody weed in the same category. In general, weed control is probably the key to maintaining the ecological character of the OGB but often the overlooked aspect of urban ecological management. Resources are limiting as is stated in the

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Plan. But the point needs to be repeatedly made that animal pest control, while so important in restoring the native wildlife that Wellington residents love, will count for little if those wildlife habitats are not maintained in a state that can sustain the wildlife populations. That means sustained weed control. The OGBMP is one of most important vehicles for promoting this message. *Recreational use* needs to be carefully managed in these areas. For example wider dual use tracks are not always appropriate for some of these areas, e.g. much of Otari-Wilton Bush because the old-growth core is unique in the city.

4. Looking at Parts 3.6, 3.7 and 4.6 of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added

Yes, the focus on city resilience that is well summarised in section 3.7.1, is not captured in the vision and principle of the plan. Although resilience is mentioned on P1 of the summary as a key value and function of OGB, the word and concept does not appear on p2 of the summary, or the vision or guiding principles. It appears as though some of the key resilience values should be more strongly reflected in the detailed provisions. For example, maintaining natural catchment headwaters for protection of water quality and water runoff, and more positive recognition of the future importance of carbon farming to the city, both native and exotic trees. On public land, by far the greatest potential for carbon farming is likely to remain in the OGB, and it's also where more proactive collaboration with private neighbours and NGOs can take place to plan, fund and implement tree planting and regeneration in an integrated and synergistic way. Section 4.3.2 could be strengthened to better incorporate and highlight the strategic importance of land use to enhance city resilience.

5. Completing a track that goes all the way from the south coast through to Porirua in the north (*the Skyline Track*) is identified in the plan as the main priority for track development in the next 10 years (*refer to part 4.5 of the draft plan*). Do you agree that this should be the main priority?

Yes

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people. Is there anything missing that would help?

(also relevant to recreation policies 4.5.2.1): These policies are not sufficient to make available the recreational values (especially the feeling of wildness, remoteness and openness) to as many people as possible. Especially people without money to travel and people with physical and other disabilities. It's acknowledged that reference is made to places where easier access is available and the development of such facilities, but more active policies and programmes need to be in place to "bring people to the parks". For example, activities arranged with GWRC's Summer Programme, bus trips to the easier access and easier walking places etc. These don't all have to be carried out by Council but could be more strongly facilitated by Council.

8. The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt. Do you support the draft plan proposal to phase out grazing animals?

Yes in principle, at least to trialling methods of doing so. It's also important to maintain the policy of open land along most of the ridge tops. Some considerations for the phasing in of this policy

- Support sheep instead of cattle, to decrease adverse impacts, with the possible exception of short periods where cattle are brought in from adjacent land to clear up a specific small well-fenced area
- Keeping the cleared ridge area narrow – only as wide as needed to maintain the view shaft. In places, emergency/firefighting helicopter access will be needed
- Trials of different plant cover especially on the highest most exposed ridge sections especially in sectors 3 and 7. As well as grass, cover could include tussocks, native herbs, and low-growing shrubs (already regenerating in many places). These may need much less mechanical or chemical control than grassland, but will need weed control. Note that if this suggestion is accepted, objective 4.2.1.2 should refer to "retain open land" rather than specifying "retain open grassland".
- Fire management will also be essential. Somewhat likely to become more of an issue under climate change if summers become drier.

Note that Porirua City Council is currently reviewing its Te Rahui o Rangitūhi (Rangitūhi Parklands Reserve) Restoration Plan and one of the key issues is managing a transition from grazing in the Rangitūhi Reserves. This will be a useful area in which the two councils could collaborate and learn from each other to plan a consistent approach across the city border.

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

Emphatic yes!

**17. Sector 7 (*Te Kopahou*) extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.**

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?

Yes, overview is good and provides a good basis for management.

Does the draft plan support community partnership in this sector? In part.

I think the association with the Brooklyn and Owhiro Bay communities is not emphasised enough. This sector forms the whole western backdrop to these two suburbs, most of it is contained within the Owhiro Stream catchment and forms a key part of the headwaters of the Owhiro Stream. At least three local conservation groups (Southern Environment Association, Friends of Owhiro Stream and Pest-free Brooklyn) are active in the catchment and all three have a broad catchment focus in much of their work. Therefore they have a keen interest in the ecological character of this sector and should be regarded as important partners in

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the conservation efforts outlined in the draft plan. Brooklyn community groups such as the Greater Brooklyn Residents' Association also have a broad focus in their work to the whole Brooklyn area/catchment and its ecological and community health.

Does the draft plan support use of this sector by a wide range of people?

In part, although the limited access opportunities, especially easy foot access, will limit universal access. More work could be done to investigate and if possible develop a reasonably easier-graded walk in the Lower Hape Stream catchment, accessible from the carpark. Vehicle access along the South Coast 4WD Track is important at least in the short-medium term, in part for access for people who can't access the sector by foot. However, in the longer term, coastal erosion, storms and rising sea levels will make it increasingly hard to justify keeping this road open for four-wheeled vehicles. Long-term planning for the eventual relinquishment of the South Coast beaches should commence within the term of the plan. In the meantime I support actions 5-7 in section 6.7.2.5.

Will the plan ensure the natural environment continues to be protected and improved in this sector? Yes on the whole.

- Sustained control of pest plants and animals is needed, particularly for weeds in the exposed fragile plant communities of the upper hill slopes.
- Flowering cherry is a newer emergent weed which is becoming rampant in the Brooklyn Valley and will likely continue to be spread by birds upwards towards the western hills of sector 7.
- Protection of the land outside the landfill area as Scenic Reserve is strongly supported.
- Provisions for ecological values on private land (actions 14-17) are rather vague. It is not clear what the function of the fence would be (to keep feral animals from entering or leaving the OGB land?) and its viability and cost-effectiveness would seem very low. I guess that is the point of conducting a feasibility and CB analysis but the priority of this compared with many other ecological enhancements (especially weed control which is admitted to be under-resourced) would seem to be very low. On the other hand, the partnering with willing neighbours to undertake bush restoration is a higher priority in my opinion. I would also add the possibilities of long-term tree planting for carbon-farming, which does not exclude long-term sustainable timber production. It's likely that the outlook for such options will change rapidly over the life of the OGBMP so should be kept open including on OGB land.

Do you agree with the actions for this sector?

Yes to a large extent, with the caveats summarised here.

Please add here anything relevant to this sector that you think is not covered in the plan.

- The extension of the scope of the Outer Green Belt down to sea level at the South Coast is supported as it enables a more integrated approach to the management of the hills-to-sea continuum here, the only place in the OGB where this continuum exists. The continuum between the OGB and the Taputeranga Marine Reserve in the vicinity of Owhiro Bay is particularly important, especially if parts of the OGB in this sector are made into a scenic reserve. However, the relationship between the OGBMP and the South Coast MP (section 6.7.1) is not clear, and the two plans need to be closely integrated to make integrated management possible. An integrated approach needs to also address impacts of recreation including campers on the Owhiro Bay foreshore, even though this area is probably outside both reserve areas. Fire risk management is one of a number of critical issues which must be managed in a fully integrated manner.
- Some aspects of the relationship between the OGBMP and landfill planning are not clearly covered. The three landfills are a significant part of the sector in terms of land area and affect the water quality and amenity of the Brooklyn/Owhiro catchment in many important ways. The strong protection and restoration of at least the full 200 m buffer strip at the head of the Southern and C&D landfills is important to make the best of a poor trade-off for the loss of this critical part of the Owhiro catchment headwaters. In the long term this strip should also form part of the proposed scenic reserve, or at least a local purpose reserve for scenery and landfill buffer (action proposed for mapping reference 7.1.1 in table on p21), thereby creating a protected corridor from the sea to Zealandia. I am also puzzled by the statement that the T&T landfill area, when it reaches capacity and the end of its landfill lease, would "become available for public open space but is likely to be for suburban reserve use. Therefore, it is not proposed to include it in the Outer Green Belt reserves." There are many other suburban reserves within the OGB in other sectors. Why would land here used for suburban reserve not be also considered as part of Sector 7 of the OGB, especially as an entrance from Mitchell Street could become an important relatively easy access point to the OGB?



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First Name:

Peter & Gayle

Last Name: \*

Williams

Organisation:

On behalf of:

Postal Address:

Suburb:

Karori

City:

Wellington

Country:

New Zealand

PostCode:

6012

eMail: \*

Preferred method of contact

Email

Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Nil

1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes  
 No  
 Don't know

If not, why not?

---

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

---

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

---

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes  
 No  
 Don't know

What do you think could be added?

---

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years ([refer to part 4.5 of the draft plan - starts page 52](#)). Do you agree that this should be the main priority?

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- Yes
- No
- Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other

- means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes  
 No  
 Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

Regeneration is a key benefit. One only has to compare photographs of the Karori reservoir valley when cleared for grazing and now that the Zealandia project is established to see how un-natural and destructive the open, grazed tops are. The Plan rightly acknowledges that existing view points should be maintained.

9. The draft plan proposes that that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones ([refer to the map of the entrances on page 60 of the draft plan](#)). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes  
 No  
 Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. [Sector 1 \(Te Ngahere-o-Tawa/Redwood\)](#) is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

**79**

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

Yes	No	Don't know
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

79

Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

We are concerned by the proposal to build new mountain bike tracks in the area between Johnston's Hill and Karori cemetery. Tracks in the pines may be acceptable, but the proposal skirts the issue of how downhill bikers on the proposed tracks will exit the area. It is almost certain that they will park in the cemetery or adjoining roads, and come out via tracks the proposers suggest will be uphill only. The current proposal does not allow for exit from the downhills without having to continue on walking tracks. The damage caused by bikes braking hard and skidding on corners of the Wright's Hill shared tracks is plain to see. There may not be many walkers in the Johnston's Hill bush, but solitude is one reason for enjoying the present tracks. Bike riders we've encountered are generally courteous, but the long-term adverse effects on the track are evident. Bikes should definitely be kept out of the Manky Stream; walkers like us enjoy the more strenuous climb. Mountain bikers have a special reserve in Makara Peak; to the extent that walkers cannot reasonably access that hill.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

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17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

---

18. Do you have any comments on the **proposed reserve classifications in the draft plan**? Please provide the name and/or legal description of the reserve and your comments.

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19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

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Attached Documents

File
Outer Green Belt Management Plan 2019

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First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email  Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?  
 Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:



1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes
- No
- Don't know

If not, why not?

---

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

---

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

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4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes
- No
- Don't know

What do you think could be added?

Due to the increase in the types of bikes (E Bikes) and the ability of less fit riders to access further and higher into areas of the green belt existing bike trails need their designation changed to allow these bike types and riders so they can get to the top and outer edges of the green belt.

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5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years (refer to part 4.5 of the draft plan - starts page 52). Do you agree that this should be the main priority?

- Yes
- No
- Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 2	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 3	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 4	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 5	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 6	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 7	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

As long as these loop trails are evenly spread for Mountain bikes and other users.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

There are a number of trails that have a number of new timber steps added to help with the steep gradient. These areas of steps also need a looping wider trail in parts to help riders and other wheeled users to access this area of the green belt

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

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- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes
- No
- Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

The farmer should have the responsibility to control his stock

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones ([refer to the map of the entrances on page 60 of the draft plan](#)). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; Ohariu Valley Road or Upper Stebbings Valley. Brooklyn wind turbine; Wrights Hill

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes
- No
- Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

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The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

Work with PCC to extend the Mountain bike park trails into this area of Pine trees

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Do you agree with the actions for this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

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Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

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14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

Open all the trails to E Bikes

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind

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# OUTER GREEN BELT MANAGEMENT PLAN

## HEARING SUBCOMMITTEE

16 APRIL 2019

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turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

18. Do you have any comments on the [proposed reserve classifications in the draft plan](#)? Please provide the name and/or legal description of the reserve and your comments.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

As a new Business owner in the Adventure Activity sector, I am looking at ways to promote my business as well as Wellington as a Cycling Destination. After traveling extensively overseas over the last 8 years riding my bike and sampling what other countries are doing and what they have to offer, i can tell you that our Outer Green Belt and its proximity to the city is as good or better than any where else. I have chosen to start my business here and have done this based on the areas that WCC have to offer and the people who live here that are so passionate about our great city. With the advent of E bikes and what they offer the average person in terms of increased accessibility to the Outer green belt and the spin off from that, of increased tourists nights. This flow down effect will have a major boost to our other business and the City as a whole. Please make sure that you include E bikes in your plan as they are the new standard that will increase the usage of the outer green belt. Kind regards Peter Colvin Team RTD Wellington MTB shuttles E Bike Adventures

#### Attached Documents

File
Outer Green Belt Management Plan 2019

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First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email  Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?

Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes
- No
- Don't know

If not, why not?

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

My property at 27 Duval Grove is on the lower hillside of the forest at Te Ngahere-o-Tawa. The pine trees at the top of the ridge is like a 30 story building. At this time of the season we have no issues with over shadowing to my property but in the next month or so my house will be over shadowed by these trees until about September. This is a 5 month period where my house gets no direct sunlight due to the trees at the top of the hill. The trees have been strategically planted so that it take all the sunlight. We only get direct sunlight on my house in the morning until about 10 am. We have lived here since December 2006. Without me realising that this was affecting our health. In that my son who was born on 14 May 2015 was diagnosed with jaundice, a lack of vitamin D. We had to stay in the hospital for 1 week to treat my vitamin D deficient child. We only brought this house because we were aware of the mature pine trees and that they would be harvested within 5 years. To this day it has not happend and the trees keep getting higher. This will impact on the sale of our property and potentially a loss in value. I ask myself as to whom would be responsible for our deteriorating homes and health in this respect. And to maximise the sale of our home, we are waiting for the trees to be topped or cut down altogether. I am sure I am not the only resident in this area whom have bad anxiety over the trees on the north and west side of the ridge top. I therefore agree with the proposal to progressively remove the pine trees on the ridge in stages a significant proportion of the plantation trees (see Management Sector 1 maps) and revegetate the sites with native plants. REFERENCE - 6.1.1.4 Forest plantations - Spicer Forest / Te Ngahere-o-Tawa There is one particular tree that I worry about because it is high up in the hill and may potentially hit my house if it fell. William Melville, Arboriculture Team Manager from WCC has agreed to top or remove this tree



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in April 2019 but this does not resolve the issue of the trees behind it. I can see that without the pine trees, my house would have all year round direct sunlight. I believe in some cases, the court have favoured residents in this respect because these trees have taken away the lifestyle and enjoyment that we should have on my property. I neither have the finance or time to take to court and I dont really want to go down that path. Please consider my submission and take away the anxiety.

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes
- No
- Don't know

What do you think could be added?

In talking with many residents, we feel that the WCC made a huge mistake in letting pine trees be planted on the ridges knowing how it may affect direct residents. Or that building consents should not have been approved in areas where houses would be over shadowed for 5 months of the year. As a tax payer, I feel that WCC does not really care for the residents whom they are funded by.

5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years ([refer to part 4.5 of the draft plan - starts page 52](#)). Do you agree that this should be the main priority?

- Yes
- No
- Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again ([refer to Part 4.5.2.3 - starts page 54](#)). [Click here for maps showing the proposed track networks](#).

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 2	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 3	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 4	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 5	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 6	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Sector 7	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

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# OUTER GREEN BELT MANAGEMENT PLAN HEARING SUBCOMMITTEE

16 APRIL 2019

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Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

I personally don't do any of the tracks but do support outdoor activities as long as the noise does not impact on direct residents next door.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes  
 No  
 Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones ([refer to the map of the entrances on page 60 of the draft plan](#)). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or

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McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes
- No
- Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

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16. Sector 6 (Wrights Hill/Zealandia) extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

17. Sector 7 (Te Kopahou) extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support community partnership in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the draft plan support use of this sector by a wide range of people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the plan ensure the natural environment continues to be protected and improved in this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you agree with the actions for this sector?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here anything relevant to this sector that you think is not covered in the plan.

18. Do you have any comments on the proposed reserve classifications in the draft plan? Please provide the name and/or legal description of the reserve and your comments.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

Attached Documents

File
Outer Green Belt Management Plan 2019

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**Shona McCahon**

**From:** Richard Grasse [REDACTED]  
**Sent:** Thursday, 21 March 2019 11:55 AM  
**To:** BUS: Outer Green Belt Management Plan  
**Subject:** OGB Management Plan

I trap on Mt Kaukau and above Otari. I also plant and weed on Mt Kaukau, Bell's Track, Silversky Track and in Otari.

#### SECTOR 3

- 1) The map shows Bell's Track to be a shared use track. I have always understood it to be walking only.
- 2) The recently made Korimako Track runs from Bell's Track to the Crow's Nest Track, mainly over private land. The plan indicates an aim to protect the Crow's Nest Track and it would be very good if the Korimako Track could also be protected too as it forms a loop track for Ngaio residents to get to the skyline and return by a different route, and provides a sheltered walk in windy, wet weather. Also development across the regenerating bush on the lower slopes above Awarua Street and Chelmsford Avenue would detract from the visual impact of the skyline. Can the council buy this block of land for a reserve? It contains an area of "Important Forest Remnant" at its southern end.
- 3) The Kordia land on the top of Mt Kaukau contains a lot of barberry. Kordia's Health and Safety Guidelines have deterred a group from trying to do any restoration work in this area. Do Kordia need to own such a large area? Presumably they have no plans for more ariels or transmitters in the area.
- 4) There is mention in the plan of the Owhairo - Thorndon Track, but it is not shown on the map. Where is it exactly? If it is of historic interest surely it needs some recognition or signage?

#### SECTOR 4

- 1) The map shows the Kohekohe Track and the southern edge of Otari's Blue trail as being "shared use". Within Otari, no bikes are allowed and there are signs to this effect at the ends of the Kohekohe Track.
- 2) There is a well-worn track from just north of the Woolshed up to Transpower's 4-wheel drive track. This is not shown on the map. It forms an important link for a low-level route from Otari to Kaukau. It is rather rough, possibly because the three horses use it. (Should the horses be allowed to roam up this track - a gate could easily be installed).
- 3) I would not like to see the Woolshed developed as a centre. The valley is a peaceful setting and presumably cars would be driving down the road and a car park established. This destroy the tranquility of the area. F & B propose making a wetland in the area and the road might be going right through it. (The wetland has not been helped by Transpower's regrading of the road and piling dirt into the stream and widening all the drains). At present there is ample car parking space at the top of Chartwell Drive.
- 4) Grazing. I notice that tauhinu is gradually establishing along the open tops. Gorse is certainly extending on the eastern side of the ridge. In time this will lead to bush. Would grazing slow this process down? If cattle/sheep are removed I suspect the process will speed up. Long grass may hinder most seedlings from establishing, but not tauhinu and gorse. Incidentally, there is little barberry on the open hills. I feel it needs

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shrubs/trees for birds to perch and crap out the seeds. They dont do this on tauhinu and gorse. I personally have never had any problems with the grazing cattle. If you walk quietly and go round them, they have never caused me any alarm. For people with dogs though it may be different.

5) A new track over the hills to Makara would be great. It could possibly lead to a 2 - 3 day walk from Happy Valley, around the coast and back to Wellington (with a couple of camp sites available on route?)

SECTOR 5

I have often walked from Johnston Hill to Wrights Hill. The track up to Makara Peak from the top of Makara Road is fine and a wide 4-wheel drive track continues down from the summit towards South Karori Road. But halfway down this wide track turns north and walkers then have to either walk on very long zigzags or use the more direct steeper tracks and run the risk of a bike bearing down at high speed. A "Walking Only" track is urgently needed here.

SECTOR 7

A coastal walkway to Makara would be a wonderful addition to Wellington's track network. Would it be possible to have a campsite half way as it is a long walk? A chance to do some kiwi spotting at night?

GENERAL

A track from the S Coast to Porirua would be nice, but it should not be the main priority. Tracks around the coast or to Makara would be more useful

Richard Grasse

address [REDACTED] Ngaio

phone [REDACTED]

email [REDACTED]

I would like to make an oral submission.

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**Tawa Community Board Submission on  
WCC Outer Green Belt Management Plan Review – 25 March 2019**

**Introduction:**

The Tawa Community Board is a Community Board under the Local Government Act and Wellington City Council, with elected members representing the northern suburbs of Wellington City comprising Tawa, Takapu Valley and Grenada North.

We welcome the opportunity to provide this submission to the review of the Outer Green Belt Management Plan.

**Tawa Background:**

Tawa residents exhibit a strong sense of community as evidenced by the many community-based organisations, recreation activities, collaborations between organisations such as churches and schools, and engagement in community events and social media use. Tawa holds the second place ranking in New Zealand for community membership of the Neighbourly community engagement website. At a strategic level, there is a cohesive collaboration between the Tawa Community Board, the Tawa Residents' Association and the Tawa Business Group (BID).

The Tawa community sees itself as strongly connected in social media, main transport and public transport routes, having clear geographic identity defined by the valley topography, and enjoys the rural outlook and associated walking and cycling activities, yet within a close proximity to both Wellington and Porirua cities and the additional facilities that those centres bring.

The Tawa western escarpment green landscape viewpoint, that in part forms the northern edge of the Outer Green Belt, is valued highly by local residents, and we support its future protection and expansion as part of the Outer Green Belt.

**Forest of Tane Purchase:**

In 2017/2018 there was an overwhelming support from the local community for the "Forest of Tane" block to be purchased by WCC, and which was subsequently renamed by WCC, at the submission recommendation of Friends of Tawa Bush Reserves Inc., to "Te Ngahere-o-Tawa / Forest of Tawa".

**The Tawa Community Board** is very pleased to now see that through this Plan review that the "Te Ngahere-o-Tawa / Forest of Tawa" block will become part of the Outer Green Belt.

**WCC Outer Green Belt Management Plan Review 25 March 2019**, from Tawa Community Board

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**The Tawa Community Board SUBMIT** that in consideration of this block within the Outer Green Belt Management Plan we believe it is important to continue to give recognition to the reasoning behind the purchase of this block and the support given by the community in this regards: i.e.

- to retain the forest vegetation cover and regenerating understory and prevent the plantation forest from being commercially harvested,
- to protect the catchment headwaters and minimise downstream flooding for a significant tributary that has caused flooding in the past,
- to minimise further sedimentation of the downstream catchment and the Porirua Harbour,
- to retain a high water quality of the catchment headwaters as an ecosystem for freshwater aquatic life,
- to recognise the important indigenous bush remnant in this block that also includes a stand of tawa trees,
- to provide an additional recreational access point for the local community to the Outer Green Belt and the Porirua Outdoor Recreation Park beyond, and also in future to allow for an extended loop walk back to Tawa via Redwood Bush.
- to recognise the Tawa community who provided overwhelming support to the campaign for the block to be purchased by WCC for the local community enjoyment.

**Pine Plantation Harvest [Ref Sections 4.3.2.3, 6.1.1.4, and 6.1.2.3]:**

The current draft Plan calls for the staged harvest of areas of the Forest of Tawa and eastern parts of Spicer Forest.

**The Tawa Community Board SUBMIT** that that the pine plantation trees facing Tawa on the eastern side of the Spicer Road ridgeline NOT be harvested for the reasons given above for the original purchase of the Forest of Tawa. Rather, the pine trees be retained as habitat for those species that enjoy tall trees; like kereru and falcon, and in future kaka and bats, and, to allow the pine trees to also provide a nursery environment for the vigorous revegetating native understory that is already evident and which in time will supplant the pines in their old age.

**Bridging the gaps between reserves on the Outer Green Belt [Ref Sections 1.1.3, 4.1.2.1, 6.1.2.1 and 6.2.2.1]:**

**The Tawa Community Board SUBMIT** their support for the vision of the Outer Green Belt to provide continuous connectivity north to south throughout the length of the Outer Green Belt and to allow the extension of the Skyline Walkway via ridge tops to the northern sectors, whether this be via further purchases or negotiated easements over private land.

**The Tawa Community Board also SUBMIT** that an early negotiated access be obtained by WCC to allow completion of a two hour loop walk between Forest of Tawa and Redwood Bush.

**177****Walking and Cycling Tracks through the Forest of Tawa [Ref Section 6.1.1.6]:**

The Tawa Community Board SUBMIT its support for the track proposals of Friends of Tawa Bush Reserves for a limited set of usage separated tracks from the Kiwi Crescent entrance for walkers, cyclists and those of more limited mobility, and for a small arboretum.

**Kiwi Crescent Entrance [Ref Sections 6.1.1.6]:**

The draft Plan suggests that there is potential for a roadway, car park or playground in the Forest of Tawa off the Kiwi Crescent Entrance.

The Tawa Community Board SUBMIT its support for a new Secondary category entrance to the Outer Green Belt at 58C Kiwi Crescent, but opposes the suggestion of a carpark or playground being created within the Forest of Tawa. In this sector of the Outer Green Belt there are already two neighbourhood playgrounds nearby; at Larsen Park and Brasenose Park, and there is sufficient street parking for short term visitors, and longer term visitors are more likely to walk or cycle from their homes.

**Stebbing's Valley Structure Planning Process [Ref Sections 6.2.1.1 and 6.2.2.3]:**

The draft Plan recognises the close association between the Upper Stebbings Valley Structure Plan development process and the neighbouring Outer Green Belt Management Plan which are being consulted on in parallel.

The Tawa Community Board SUBMIT that the Upper Stebbings Valley Structure Planning process take strong guidance from the tenants of the Outer Green Belt Management Plan which it adjoins. In particular;

- a) That a Main Entrance to the Outer Green Belt track network be planned for at the head of Stebbings Valley,
- b) That areas of remnant and regenerating native bush that may be proposed to be set aside from development that are currently adjacent to existing Outer Green Belt reserves, be planned to be added to the Outer Green Belt in the future.
- c) That the principle of the Outer Green Belt Management Plan of "*Natural Skylines, undeveloped ridges and hills, and healthy native forests and streams are the foundation of the Outer Green Belt*" be extended to the areas of future reserves Upper Stebbings Valley Structure Plan adjacent to the Outer Green Belt.
- d) That in planning for the future Upper Stebbings Valley reserve network, neighbourhood features such as a community garden and/or community orchard, and a dog exercise area also be considered.

The Tawa Community Board also SUBMIT that due to the controversial nature of any roadway route between Stebbings Valley and Tawa that mention of this in the Outer Green Belt Management Plan be deleted as it is unnecessary for the purposes of the Outer Green Belt Management Plan. [Ref Sections 6.1.1.3 and 6.2.1.1]

WCC Outer Green Belt Management Plan Review 25 March 2019, from Tawa Community Board

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We wish to make an oral submission and discuss our ideas with Councillors at any future panel hearing?

**Tawa Community Board** (elected members)

Richard Herbert (Chair)

Margaret Lucas

Graeme Hansen

Jack Marshall

Robyn Parkinson

Liz Langham

For contact purposes please contact

Richard Herbert (chair)

Tawa Community Board

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

First Name:  Last Name: \*

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

PostCode:

eMail: \*

Preferred method of contact

Email  Postal

Daytime Phone:

Mobile:

Would you like to present your submission in person at a hearing?

Yes  
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

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1. Do you agree that the Vision statement on the front of the [Summary Document](#) or in [Part 2 of the draft plan \(starts page 12\)](#) captures what is special about the Outer Green Belt Reserves?

- Yes
- No
- Don't know

If not, why not?

---

2. Looking at the [Summary Document](#) section 'What is the Outer Green Belt?' or at [Part 2.3 \(starts page 13\)](#) and [Part 3 \(starts page 16\)](#) of the draft plan, do you agree with:

	Yes	No	Don't know
The Guiding Principles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Key Values	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

---

3. Looking at the plan highlights in the [Summary Document](#), do you think these will help achieve the Vision that *the Outer Green Belt...*

	Yes	No	Don't know
is Wellington's wild green connector	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
visibly defines the edge of the city	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
protects and connects nature	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
invites people to escape and explore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why/why not?

---

4. Looking at [Parts 3.6 \(starts page 30\)](#), [3.7 \(starts page 31\)](#) and [4.6 \(starts page 65\)](#) of the draft plan and thinking about the areas of the Outer Green Belt that you know about or visit, is there anything missing that you think should be added to make sure the Outer Green Belt reserves help the city and the people who live here thrive as the city grows and changes in the future?

- Yes
- No
- Don't know

What do you think could be added?

Consideration for existing agreements/ historical issues.

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5. Completing a track that goes all the way from the south coast through to Porirua in the north (the Skyline Track) is identified in the plan as the main priority for track development in the next 10 years ([refer to part 4.5 of](#)

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the draft plan - starts page 52). Do you agree that this should be the main priority?

- Yes  
 No  
 Don't know

The second priority in the plan for track development is to ensure all suburbs at the edge of the Outer Green Belt have good loop tracks from residential areas up into the Outer Green Belt and out again (refer to Part 4.5.2.3 - starts page 54). [Click here for maps showing the proposed track networks.](#)

6. Does the proposed track network achieve a good even spread of opportunities that will allow a wide range of people to enjoy and experience the Outer Green Belt?

	Yes	No	Don't know
Sector 1	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 2	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 3	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 4	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 5	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 6	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sector 7	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please add here any comments about the proposed loop tracks and accessibility to the Outer Green Belt.

In relation to Sector 6, the existing track along the fence line provides good connection.

7. Accessing the Outer Green Belt often involves a steep climb up before getting to flatter tracks along the ridgelines. Please add below any ideas for solutions not included in the plan that would allow for greater accessibility to the Outer Green Belt by a wide range of people.

Is there anything missing that would help?

The draft plan proposes trialling different ways to manage grass areas – particularly the areas on the tops of the hills. This will include taking sheep and cattle out of the reserve areas. There are pros and cons to taking grazing animals out of the Outer Green Belt, for example:

Pros

- Tracks won't get damaged by cattle in winter
- People won't be afraid of cattle
- Fencing costs will be less
- Areas of regenerating native bush won't get damaged

Cons

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- Areas won't look as rural
- Grass will grow longer and weeds and regenerative native vegetation will have to be kept clear by other means to maintain the existing character and views
- People won't be able to see farm animals

8. Do you support the draft plan proposal to phase out grazing animals?

- Yes
- No
- Don't know

Why/why not? What ideas do you have to balance out the pros and cons?

9. The draft plan proposes that there will be ten 'main entrances' to the Outer Green Belt. There are five existing ones and five new ones (refer to the map of the entrances on page 60 of the draft plan). Each area will be designed to include parking, toilets, information boards with maps and drinking water supply. They are all slightly different but on average they will cost approximately \$250,000 each.

	Yes	No	Don't know
Do you support this proposal?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you think it will encourage more people to use the Outer Green Belt reserves?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rank the proposed new entrances in order you think we should complete them. The new entrances are planned for the Brooklyn wind turbine; Wrights Hill; Chartwell Bush/woolshed; 268 Ohariu Valley Road or McLintock Street; and Ohariu Valley Road or Upper Stebbings Valley.

10. When you think about living in Wellington in 10 or 20 years' time, will the management and development of the Outer Green Belt as described in this plan help make the city a good place to live?

- Yes
- No
- Don't know

Part 6 of the draft plan describes the character and values of the Outer Green Belt and contains objectives, policies and actions in seven areas ('Sectors'). The Outer Green Belt reserves are so large that this enables people to think about specific parts, while also considering the management of all of the areas as a connected whole.

The Summary Document lists the key actions for each sector (shown on the Map Page), sector descriptions.

11. **Sector 1 (Te Ngahere-o-Tawa/Redwood)** is the northernmost part of the Outer Green Belt, extending from the Porirua City boundary along the ridge above Linden, Tawa and Redwood.

	Yes	No	Don't know
Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

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- Does the draft plan support community partnership in this sector?  Yes  No  Don't know
- Does the draft plan support use of this sector by a wide range of people?  Yes  No  Don't know
- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

12. **Sector 2 (Ohariu Ridge)** runs along Ohariu Ridge above Churton Park and out to Old Coach Road above Johnsonville. Currently there are big gaps in the connected reserves here.

- |   | Yes                   | No                    | Don't know                       |
|---|-----------------------|-----------------------|----------------------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

Please add here anything relevant to this sector that you think is not covered in the plan.

13. **Sector 3 (Kaukau)** extends from Old Coach Road above Johnsonville to the Chartwell Spur above Crofton Downs. It is also the backdrop to Broadmeadows, Khandallah and Ngaio.

- |   | Yes                   | No                    | Don't know                       |
|---|-----------------------|-----------------------|----------------------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

Please add here anything relevant to this sector that you think is not covered in the plan.

14. **Sector 4 (Chartwell/Karori Park)** extends from Chartwell Spur above Crofton Downs through to the Makara Road along Te Wharangi ridge via the Kilmister Tops and Johnston Hill above Karori.

- |   | Yes                   | No                    | Don't know                       |
|---|-----------------------|-----------------------|----------------------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |



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- Will the plan ensure the natural environment continues to be protected and improved in this sector?  Yes  No  Don't know
- Do you agree with the actions for this sector?  Yes  No  Don't know

Please add here anything relevant to this sector that you think is not covered in the plan.

15. **Sector 5 is Makara Peak.** This sector includes the mountain bike park.

- |   | Yes                   | No                    | Don't know                       |
|---|-----------------------|-----------------------|----------------------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

Please add here anything relevant to this sector that you think is not covered in the plan.

16. **Sector 6 (Wrights Hill/Zealandia)** extends from South Karori Road, across Wrights Hill and the valley of Zealandia.

- |   | Yes                              | No                               | Don't know            |
|---|----------------------------------|----------------------------------|-----------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |

Please add here anything relevant to this sector that you think is not covered in the plan.

Refer to our submission on the strip of land adjacent Versailles St

17. **Sector 7 (Te Kopahou)** extends from Zealandia along the main ridgeline, taking in the Brooklyn wind turbine, Hawkins Hill and Te Kopahou before descending all the way down to the South Coast.

- |   | Yes                   | No                    | Don't know                       |
|---|-----------------------|-----------------------|----------------------------------|
| Does the sector overview capture what is unique about the area and properly guide management of what is special and valuable in this particular area? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support community partnership in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Does the draft plan support use of this sector by a wide range of people?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Will the plan ensure the natural environment continues to be protected and improved in this sector?   | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Do you agree with the actions for this sector?  | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |

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Please add here anything relevant to this sector that you think is not covered in the plan.

18. Do you have any comments on the [proposed reserve classifications in the draft plan](#)? Please provide the name and/or legal description of the reserve and your comments.

Yes, please refer to our submission attached the this application.

19. Please add here any other comments or suggestions you have in regard to the Outer Green Belt Management Plan.

Attached Documents

File
Lovell Submission OGBMP
Outer Green Belt Management Plan 2019

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Submission to the Wellington City Council  
Regarding Draft Outer Greenbelt Management Plan  
January 2019

Clare and Tim Lovell

March 2019

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**Submission relating to the Draft Outer Green Belt Management Plan 2019**

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Submission of Clare and Tim Lovell

This Submission on the Draft Outer Green Belt Management Plan 2019 (the Draft Plan) is from Clare and Tim Lovell, residents of 33 Versailles Street, Karori.

We commend the overall purpose and objectives of the Draft Plan. However, we are concerned by aspects of the plan that relate to the section of land commonly known as 'The Strip' which borders our property and is located on the ridgeline between Versailles Street, Karori and the western fence line of Zealandia (See Appendices x for specific details of location).

Specifically, we are concerned with the draft plan proposals in relation to the Strip. The options it outlines are-

- (1) complete revegetation of the Strip;
- (2) a public walking track; and
- (3) reclassification as a reserve.

In our opinion, these proposals feel like a punitive measure, which provide little benefit to the general public but will have a significant impact on our community. Given that a widely used walking track is already located less than 10 m from the strip and there is already an existing vegetation buffer for Zealandia, the proposed measures also seem to present an unnecessary expense to ratepayers.

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**Background**

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We have lived at 33 Versailles Street in Karori for the past 3 years, having purchased our property in 2015. When purchasing our property, we reviewed the outer green belt district plan in relation to the strip and noted the following:

*This land bordering Versailles Street has been the subject of discussion as to its best use and status. As public land purchased for sanctuary purposes by Wellington City Council, it should be protected. However, it has been maintained and used in common by Versailles Street residents for many years as an open green strip bordering 10 or more houses on the eastern side of the street. The present title boundary runs very close to some of these houses and the area may not work well as a reserve without some rationalisation of this boundary and clear definition of its use and management. The land provides excellent views of the valley and should be retained for public enjoyment and as a buffer to the Sanctuary*

*with the action to:*

*Resolve issues in consultation with adjoining residents and the Sanctuary Trust, taking account of the wider community's interest in the land.*

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Over the time we have lived at 33 Versailles Street, we have mown the grass and gorse behind our property to support the maintenance of the Strip as a firebreak and as a community amenity. Reviewing the plan, we were surprised to discover the council views this as an encroachment. We have always considered we were maintaining the strip, controlling the growth of gorse and thereby reducing the risk of fire hazard. At no time, other than mowing have we 'encroached' on the Strip. We appreciate that our location provides us easy access to the land, but we have always been mindful that it is not our property and do not make use of it as a private amenity.

Appendice A provides the relevant historic background information relating to the strip.

### **Concerns**

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Our concern in relation to the proposed plan for the strip are detailed below.

#### **Impact on the Sense of Community:**

When we purchased our property in 2015 a key factor in our purchasing decision was the Strip. With two young children, we loved the idea of being able to raise our children in a communal neighbourhood where the physical environment encourages community interaction and provided a safe environment for them to explore the outdoors and interact with their community.

There are a number of families whose houses back onto the Strip, and the neighbourhood children freely roam across this area to visit each other's houses. As parents we feel a sense of comfort that our children are safe and have a good knowledge of their neighbours, without the need to navigate driveways or cross roads. This adds to our sense of community and embodies the saying 'it takes a village to raise a child'.

The strip brings the neighbourhood together regularly in a common space and has enabled us all to get to know each other better. For our community, the Strip is much more than a physical location, it is a place where bonds among neighbours are strengthened, and where a sense of belonging is fostered. It is part of our community identity.

Goal 1 of the Wellington City Council's 'Wellington Resilience Strategy' (2017) is 'People are connected, empowered and feel part of a community' (p41) <https://wellington.govt.nz/about-wellington/wellington-resilience-strategy>

The Resilience Strategy also says 'Our connections in the community provide us with informal support and shared resources, such as locally grown food, car-pooling options, and opportunities to socialise'. This is exactly what the Strip provides our community with. The options proposed in the draft Plan puts this sense of community at risk.

#### **Loss of Sunlight:**

Potential loss of sunlight as a result of revegetation is a concern for all of us as neighbours. The proposed replanting of the entire strip would have a significant impact on the amount of sunlight our property would receive. (See Appendices B for Aerial images outlining impact of complete revegetation on loss of sunlight)

**Increased Fire Risk:**

The strip is adjacent the top of a very steep slope that is densely forested. In extreme conditions that forest could burn. The steepness of the slope means a fire would move quickly. For situations like ours, with adjacent steep forested slopes, Fire and Emergency New Zealand<sup>1</sup> recommend that a distance of 10 to 30 metres be left clear as a firebreak. The maximum width of the mowed area of the existing strip behind our property is approximately 10m. Following the recent 2019 bush/forest fires encountered in the Nelson Region, Otago Region and Canterbury Region, we are very concerned by the loss of the existing firebreak. It is there for a very good purpose. As the owner of the adjoining land (Zealandia), we and our neighbours feel the Council has a moral and legal duty to residents to mitigate, rather than add to, fire risk.

A clear area acts as a defensible zone from which fire fighters can access a fire. We are concerned at the proposed revegetation of the Strip and the view of expressed from certain members of Council that planting of natives would act as an equivalent to a firebreak. Research papers all include the caution, that there is no such thing as a fireproof plant. The critical factor in any wild fire is how much fuel there is available to the fire as it spreads. The existing firebreak of mown grass (and mown gorse) would leave little fuel in the path of a wild fire burning up the heavily forested slope adjacent the Strip. In terms of minimising the risks of fire, maintaining the Strip as a firebreak would seem to be the safest option.

. (See Appendices C for further information on the fire risks relating to our property.)

**Impact on Security and Privacy:**

The design and location of the houses along the Strip was undertaken without any anticipation of public access along their rear boundaries. It is a very narrow section of land in places. Houses along the Strip feature lounges and bedrooms with large windows looking out over the Strip and none of the properties have back fences. Agreeing to a walking track just a few metres away would compromise the privacy and security of all residents.

Extracts from the Sanctuary Establishment Trust Report recommendations in relation to Versailles Street approved by the City Council Culture and Recreation Committee (paras 74-80), show the City Council previously accepted that protection of views, privacy, security and amenity value are important.

*Any potential solutions to address privacy and security, for example, the creation of a fence between the potential future walking track and residents' homes, would also not be feasible or desirable. A fence would be a cost to Council. In addition, to protect privacy and security, the fence would need to be at least 2 metres tall. This would impede the views of residents, which the Council has already acknowledged is important. The narrowness of some sections of the Strip would also impact on the feasibility of a fence or a row of trees between the walking track and property boundaries. For example, behind #39, the Strip is only approximately 4 metres wide between the property boundary and where the ground slopes steeply down to the existing Zealandia fence line walking track.*

<sup>1</sup> The link is: <https://fireandemergency.nz/at-home/rural-home-fire-safety-checklist/>

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**Impact on Property Values:**

As residents, we purchased with the current situation in place. There was no expectation of Council moving goalposts agreed and acknowledged in the 2004 Outer Green Belt Management Plan.

In order to understand potential impacts of the proposed plan, a valuation appraisal was commissioned and undertaken by a local real estate agent who knows the neighbourhood and area well and has been selling in the area for many years.

The appraisal was conducted based on the possibility of a walking track and /or fence/planting up to the boundary. The advice was that these would likely significantly compromise the view, privacy, security and sunlight, all of which would significantly impact the value of all properties on the Strip. We consider it certain that if Council were able to do what the 2019 draft Management Plan sets out to do, it would have a significant adverse impact on the values of all affected resident's homes.

Initial advice from Real Estate agents is that privacy, security, sun, view and fire safety loss would correspond to a drop of 15% to 20%. This represents a market value loss of between \$180,000 – \$300,000. Some properties would be more impacted than others but almost all would be affected.

**Desired Outcome**

Having discussed the proposed plan at length with the community, our submission is based on the desired outcome that:

- Provisions in the Draft Plan relating to the Versailles Street Strip revert to the wording currently in the 2004 Plan.
- The City Council, Zealandia and our community acknowledge the extensive history of this matter and seek to resolve the ongoing use and maintenance of the Versailles Street Strip by residents and the public in a mutually acceptable manner.
- The Council acknowledges the need to maintain the existing firebreak.
- The Council reconfirm its previous commitments to protect the privacy, security and views of residents.
- Until the ongoing use is resolved, the Versailles Street Strip not be reclassified as reserve.

### Potential Options

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Our community has given considerable thought to potential options for resolving in a way that meets the purposes and objectives of the Draft Plan but also respects our longstanding interest in the Strip and addresses our concerns.

Potential options could include:

#### **Memorandum of Understanding (MoU) with City Council**

We and our community would be prepared to enter into a MoU (or similar arrangement) with the City Council. This would formalise our relationship and each of our responsibilities and obligations. Terms could include:

- a. Ongoing maintenance by residents.
- b. Potential planting/revegetation in the widest areas of the Strip and which does not impact on existing views.
- c. Public access is not prevented, but at the same time not encouraged due to the privacy and security concerns already outlined. We note that the topography of the Strip does make public access difficult.
- d. Views, privacy, security and sense of community are maintained.
- e. In return, residents actively remove weed species from the bush strip beside the Sanctuary (i.e. take on a greater responsibility for maintenance than just removing gorse and mowing).
- f. Ensuring the purpose and objectives of the Draft Plan are met.
- g. Commitments regarding removal and ongoing management of genuine encroachments.

The potential outcome of such an arrangement provides considerable benefit to Council. Residents would actively improve the ecology of the bush surrounding Zealandia to a level greater than Council could achieve with its own resources. The Council avoids any ongoing maintenance cost other than supplying some appropriate plants. The residents are likely to be supported by Karori Kaitiaki Inc. (KAKA), Karori's recently established environmental restoration group. The purpose represents a permanent solution which would achieve the purpose, objectives and policies of the Draft Plan and be acceptable to residents.

#### **Encroachments**

We and our community are prepared to work with the City Council to resolve the genuine encroachments on the Strip in a mutually acceptable way. For example, those residents with genuine encroachments could commit to either removing them (within a reasonable time frame) and/or enter into a formal licence arrangement with the City Council. Such arrangements could be consistent with policies in the Draft Plan.

We are also prepared to ensure that no new genuine encroachments occur. A partnership between us and the City Council will ensure that these issues can be resolved in a timely and respectful manner.

Council has specifically determined that mowing and garden beautification do not constitute 'encroachments'. According to the Town Belt Management Plan, approved just last year (2018), Policy 9.6.8.20 says:



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1. *'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.'*
2. It is worth mentioning here that Council actively encourages and relies on many thousands of residents mowing and maintaining road reserve and does not consider these to be encroachments. That is clearly a reflection that Council simply does not have the resources to undertake this work. We suspect it would be similarly unable to resource managing the Strip, or the adjacent bush buffer.

#### **Reclassification of the Strip**

The Draft Plan also proposes to reclassify the land as Scenic B reserve. We strongly oppose reserve classification at this point until issues have been resolved, and Council has fulfilled its longstanding undertakings.

#### **Sale and Purchase of all or part of the Strip to residents**

This is an option which has been considered by Council in relation to the strip, on a number of occasions in the past (Refer to Appendices A). We understand that on one occasion, formal offers were made but could not be accepted because the Council didn't own the land at the time it made the offer.

We as residents would be prepared to consider a sale and purchase arrangement over some or all of the Strip at an agreed price. This could be done in a way that continues to ensure the Strip is kept as open space and not built on.

- For example, some form of communal ownership with restrictive covenants could provide a mutually acceptable outcome. The Strip could be held communally by neighbouring residents and would not be able to be built on or developed. It could remain with Conservation site zoning. Such an option would be in keeping with the principles of previous Council resolutions in 1998, though the arbitrary 5 metres should be replaced by the width of the Strip less any agreed planting area.
- The outcomes for the City Council is that it would receive money to reinvest in acquiring land - there are some worthy candidates in the area. The Strip would maintained in accordance with a MoU (or similar arrangement) and restrictive covenants so that it continues to be open space for conservation. Importantly, building or development would be prevented. Ongoing maintenance costs and responsibility for Council are also avoided.
- It is in the best interests of both our community and the Council that this long outstanding matter should be resolved once and for all, and to the satisfaction of all parties. For Council this is just a small piece of the Outer Green Belt. For us as residents, the way it is managed is critical to our lifestyle, amenity, privacy and security, sense of street community, and our property values.

## Appendices

### Appendix A - History

#### Versailles Street

- The first house on Versailles Street was built in 1959 and the remaining houses were constructed over the next decade, most in the early years of the 1960s. As can be seen from this 1960 photo taken from the top of Wright's Hill, Versailles Street was bulldozed so that the future houses on the eastern (top) side would all be sited towards the rear of their sections so as to be nearly on the same level as the Strip and, in many cases, built close to, or in one case touching, the rear boundary.



• **Figure 1. Versailles Street from Wrights Hill 1960**

- The original plans for the Versailles Street development include the Strip and show that it was to be maintained as a fire break. The residents' ongoing maintenance of it ensure that it continues to perform this function.
- The houses on the Eastern side of Versailles Street were clearly designed to interact with, and have access onto, the Strip. They are all sited towards the rear of their sections so as to be on the same level as the Strip and, in many cases, built close to, or in one case touching, the rear boundary. Given this, if resident use of the Strip is prevented, some residents will have little to no usable flat land given the steep topography of the location.
- The design and location of the houses was presumably done without any anticipation of public access along their rear boundaries. At the time of the houses' construction, the lower part of the Karori Reservoir (the part adjacent to Versailles Street) had been completely closed to the public for around 90 years, and the upper part for around 60 years. There was no expectation that the Reservoir or the Strip would be opened to public recreational use at the time the Group's houses were built.
- Consequently, many houses were designed with large windows, low to the ground, facing onto the Strip. There is minimal security from the rear and none of the properties are fenced.
- This and other photos of the time also clearly illustrate that the only vegetation in the area was grass and a significant amount of gorse.

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#### Wider History

- The development of the valley where Zealandia is now located is recorded in a Greater Wellington Regional Council history.<sup>2</sup> The lower dam was completed in 1878 and the upper dam in 1908.
- Before 1973 the Land was owned and operated by the Wellington City Council through its Wellington City and Suburban Water Supply Board. On 1 March 1973 the land was vested in the Wellington Regional Water Board.<sup>3</sup> The land and functions of the Water Board were in turn transferred to the Wellington Regional Council when the Council was established in 1980.<sup>4</sup>

#### Zealandia

- The Karori Sanctuary Trust was established in 1995 after the water reservoir operations were discontinued. Its management plan for the valley was approved in January 1998. The trust entered into a 30-year renewable lease with the City Council in 1999.
- The Sanctuary Steering Committee undertook extensive feasibility work from June 1993 including citywide consultation during 1994 to establish whether there was public support for establishing a sanctuary, or whether the reservoir would become an open, unfenced bush reserve. Submissions were open from 1 September to 17 October 1994. 1,840 submissions were received. As part of that feasibility work the Steering Committee looked at fence location.
- The Group became involved when it became apparent that the initial proposal was for the perimeter fence to run through the middle of the Strip. The impact on views and privacy and security would have been severe and adverse. There was extensive dialogue between the Steering Committee and the Group. Hill and Knowlton, acting as public relations consultants for the Steering Committee noted the importance of good neighbour relations to the project. Neighbours were described as 'Valued Partners'.
- After initial discussions with the Karori Sanctuary Trust, the Regional Council and the City Council agreed that there were three possibilities for the location of the fence: Plan "A" along the middle of the Strip, Plan "B" along the outer edge of the Strip and Plan "C" slightly down the hill from the edge of the Strip. Both plans A and B would have had severe adverse effects on residents and would undoubtedly have faced strong opposition through the resource management process. Following input from our Group, Plan C was ultimately adopted. That protected residents' views and privacy and security.
- On 6 December 1994, the Culture and Recreation Committee of the City Council received the report and approved the Wildlife Sanctuary proposal. The Steering Committee had originally considered placing the fence along the Strip. Council resolved that would not happen because of the impacts on privacy and views. Its relevant resolutions to the City Council in relation to Versailles Street were:
  - Resolution 2 (b) (iii) '*The concerns of boundary residents on the impact of the fence on their views and privacy can largely be addressed.*' and
  - Resolution 2 (b) (xii) '*That the Karori Reservoir Sanctuary Trust shall note the recommendations made by the Steering Committee as reported in paragraph 5.7.2 of the Summary of Oral and Written Submissions of 29 November 1994 and shall ensure that each is incorporated in the management plan for the Karori Reservoir Sanctuary. In particular, it shall ensure that the fence line does not impede the views from the lounges of the properties Versailles Street adjacent to the strip.*'

<sup>2</sup>Our Water History on Tap, Greater Wellington Regional Council, 2007:

<http://www.gw.govt.nz/history-of-our-water-supply/>

<sup>3</sup> Wellington Regional Water Board Act 1972, s 105

<sup>4</sup> The Wellington Region Constitution Order 1980 (*Gazette* 1980, p 1618), clause 7.

- Paragraph 5.7.2 follows and includes:
  - Protecting the amenity value of the Strip;
  - Preserving or if possible improving views
  - Keeping the Sanctuary boundary closed from the Scout Den to the lower dam
  - Restoring and beautifying any areas damaged by construction of the fence

#### **5.7.2. Versailles Street**

**Explanation:** Approximately 13 properties on Versailles Street back onto the Reservoir boundary along an area known as "The Strip". These properties enjoy relatively uninterrupted city, bush and harbour views across the strip which is part of the Reservoir but is jointly maintain by residents. They are concerned that the fence, if placed along the top of the strip, would destroy their views and reduce their property values. They are also concerned that construction of the fence and maintenance road will give the public access to the strip over which they currently have private use of.

**Discussion:** Extensive discussions have been held with this group and assurances given on some issues. They include;

1. Every effort would be made to maintain the amenity value of "the strip".
2. Every effort would be made to preserve, or if possible improve, views.
3. The Steering Committee would recommend to the Trust that the boundary, from the Scout Hall to the lower dam face, be closed to the public and ways would be investigated to achieve this.
4. Areas damaged by fence construction would be restored and beautified by the sanctuary managers.

With regard to the fenceline the residents group have identified an arrangement

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*November, 94*

which would be acceptable to them. It involves lowering the fence approximately 8 to 10 meters down slope from "the Strip" to provide a vegetation barrier between the fence and the Strip. This alignment would involve considerable bush clearance and a greater degree of slope stabilisation and maintenance. The exact placement of the fence relies on a number of slope stability and drainage issues and will need to be carefully surveyed. This was outside the scope of the Feasibility Study process but will be addressed once a Trust is formed.

**Conclusion:** It is felt that all the concerns of this group can be met. Final resolution rests on agreement of the precise positioning of the fenceline.

#### **5.7.3. Highbury Ridge**

**Explanation:**

Approximately 13 properties at the top end of Highbury Road share a joint title to a legal right of way which is formed on part of the Reservoir. This group is concerned that their right to use this access road may be affected by development of the sanctuary, and also that the public might expect access along it. They also have concerns about the visual impact of the fence and damage during fence construction

#### **Figure 2. Copy of agreement for fence and buffer.**

- As can be seen from the above extracts, the City Council and Karori Sanctuary have previously accepted that protection of views, privacy, security and amenity value are important. Because the fence was ultimately constructed where it is, privacy and security were able to be maintained by having public access being alongside the fence which runs below a steep bank topped by fairly dense low regenerating bush. Views were similarly protected by the choice of fence location.
- Karori Reservoir was owned by Wellington Regional Council until 2004. In May 1994 Wellington Regional Council's Operations Committee resolved that:

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- *'The concerns of the residents neighbouring the Reservoir and the assurances of the Steering Committee that the fence line will be built in a way that is satisfactory to all parties be noted.'*
- The City Council then leased the Reservoir to Karori Reservoir Wildlife Sanctuary Trust. On 6 July 1995, the date of the Trust's founding, MOU agreements were signed between the Regional Council and City Council and between the City Council and Sanctuary Trust. A 'Special Condition' required by the Regional Council was that the City Council would oversee the development of a Management Plan by the Trust. In respect of the Group's issue the Special Condition, included the following:
  - *'It is agreed by the parties that the Management Plan shall specify:*
  - *(viii) Matters of resolution regarding the concerns of neighbours about views and access issues.'*
- The Agreement included the resolution of the Regional Council above referencing the concerns of the residents neighbouring the Reservoir and the City Council's December 1994 agreement stating that it:
  - *'Agreed to address the concerns of boundary residents on the impact of the fence on their views and privacy.'*
- The Deed of Lease between Wellington Regional Council (Lessor) and Wellington City Council (Lessee) dated 4 August 1995 included the expanded obligation on the City Council and Sanctuary Trust that 'it is agreed by the parties that the Management Plan shall specify':
  - *'(viii) Matters of resolution regarding the concerns of neighbours about views, access boundaries and easement issues.'*
- The Sanctuary Trust acting on these obligations developed and in 1997 formally consulted on a Management Plan for the Reservoir title. There are several sections of the Management Plan which are relevant to Versailles Street. The Sanctuary Management Plan remains current and has not yet been replaced.
- 7.1.12 Fires and fire control notes that *'Fire is a major threat to the integrity of the Sanctuary.'* Subsection (5) notes *'The perimeter track will continue to be managed as a fire break to ensure the safety of the valley from adjacent scrub fires.'* Obviously we do not want to be any more 'adjacent' to potential scrub fires either.
- 7.2.2 Perimeter Track and Predator Fence says that (8) *'Residents whose properties lie adjacent to the new track will be consulted on the exact location of the track and every effort will be taken by the Sanctuary Trust to minimise the impact of this work on local residents.'*
- 7.4 Community Involvement and Liaison discusses the establishment and membership on a community liaison group including residents from each of the neighbouring streets. The group was to meet before and after every significant stage of the development of the Sanctuary. While the Draft Outer Green Belt Management Plan is the Council's document rather than Zealandia's adopting the same principle would have been desirable.
- The Resource Consent for establishing the Karori Wildlife Sanctuary was granted in January 1998.<sup>5</sup> Paragraph 13 of the Schedule to that consent required the Trust to establish a community liaison group that included a representative from our Group and was to meet when there was any material development in the Reservoir area. Its purpose was to keep the various parties informed and comment upon and work through issues that affected them.
- Once the Sanctuary plan had its resource consent the City Council began the process of transferring the reservoir land from the Regional Council to the City Council. By a resolution agreed to in January 1998 the City Council:

<sup>5</sup> *Application for Resource Consents by the Karori Wildlife Sanctuary Trust Inc. Decision of Independent Commissioners, SR No. 34961, Doc 96185, 13 January 1998.*

*Approve[d] the transfer of 249 hectares of land (approximately) from Wellington Regional Council to Wellington City Council and in accordance with a Heads of Agreement based upon the following conditions, ...*

*(iv) Resolution of the boundary encroachment areas by the Wellington City Council **in accordance with any Regional Council commitments.***

- This resolution committed the City Council to resolve boundary encroachment issues “in accordance with any Regional Council commitments.” One such commitment was the agreement between the Regional Council and Landowners regarding the use and maintenance of the land (referred to above).
- Throughout 1998, there were various meetings and discussions between the City Council and residents regarding the Strip. Eventually, the City Council resolved on 30 September 1998 to
  - *“retain the majority of land on the western border of the Karori Reservoir area for open space purposes and to grant an option to purchase a five metre strip of land (in front of numbers 21-37 Versailles Street) to the adjoining residents.”<sup>6</sup>*
- Leaving aside the arbitrary nature of the 5 metres, the potential for sale under mutually acceptable conditions (price, collective ownership, MOU preventing structures) could have been a solution. However the resolution could not be enacted as it was proposed as a 6 month option and the City Council did not own the land, and in fact did not own it until 2004, six years later.
- The agreement was in respect of “Area A” and the “Area B” together with the “Remaining Flat Area” shown in Figure 3 correspond to parts of the strips of land identified on page 14 and 15 of the “Proposed Reserves Classification | OGBMP” (Lots 3 and 4 of DP 313319, CT 52415 and 52416.) The provisions of that resolution relevant to this submission are paragraphs (b), (d) and (f):
  - Area “A” (not shown in Figure 3) was to be retained as an essential open space and for water supply but may be developed in future to provide neighbourhood park facilities;
  - Illegal use of access to area “A” was to be actively discouraged, but officers were to explore with adjoining owners how the adjoining owners might participate in maintaining and managing the area;
  - Owners of numbers 21 to 37 Versailles Street were to be given an option for six months from 31 March 1999 to purchase area “B” to be held jointly under conservation site zoning;
  - If the option was not taken up, area “B” was to be held and managed by the council for open space purposes as a part of the Sanctuary management area.
  - The fate of the “remaining flat area” shown in Plan 1 is not directly stated, but by default covered by paragraph (a) of the resolution:

*“... that that part of the land not required for maintenance of the predator proof fence and perimeter track ... is retained for reserve purposes and leased to the Karori Wildlife Sanctuary Trust for management.”*

<sup>6</sup> Letter to “the Owner/Occupier” dated 6 October 1998 from Pippa Player, Senior Asset Planner, Land and Property

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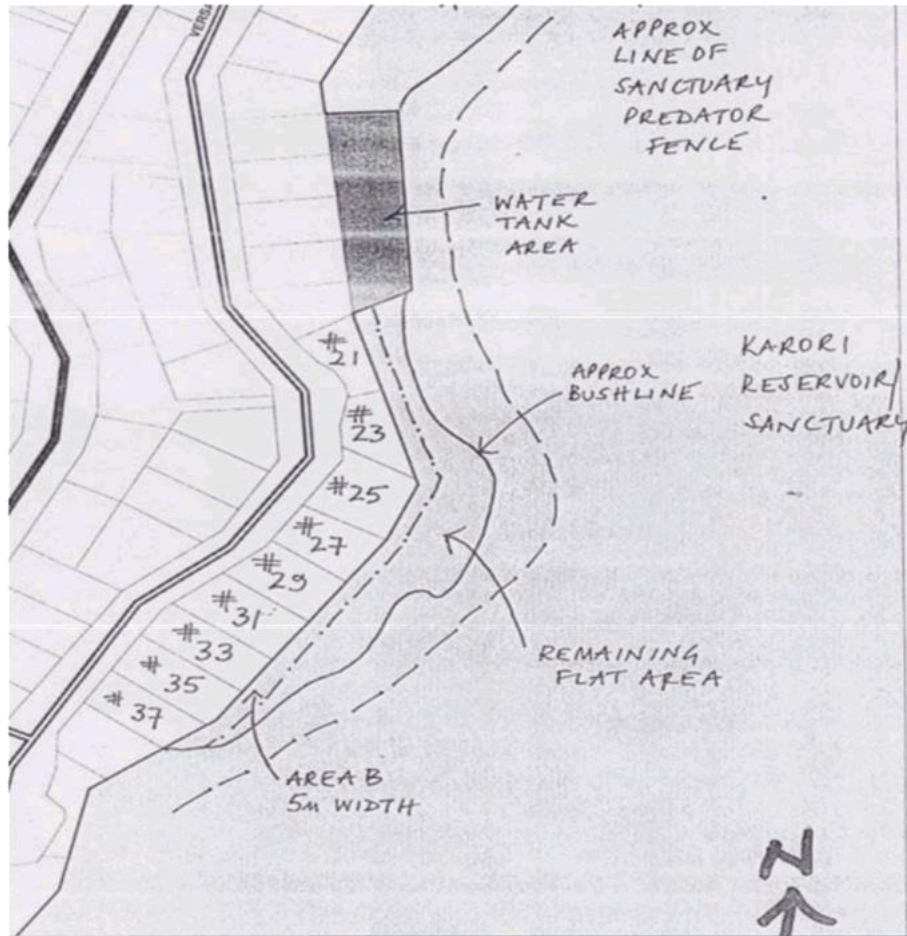


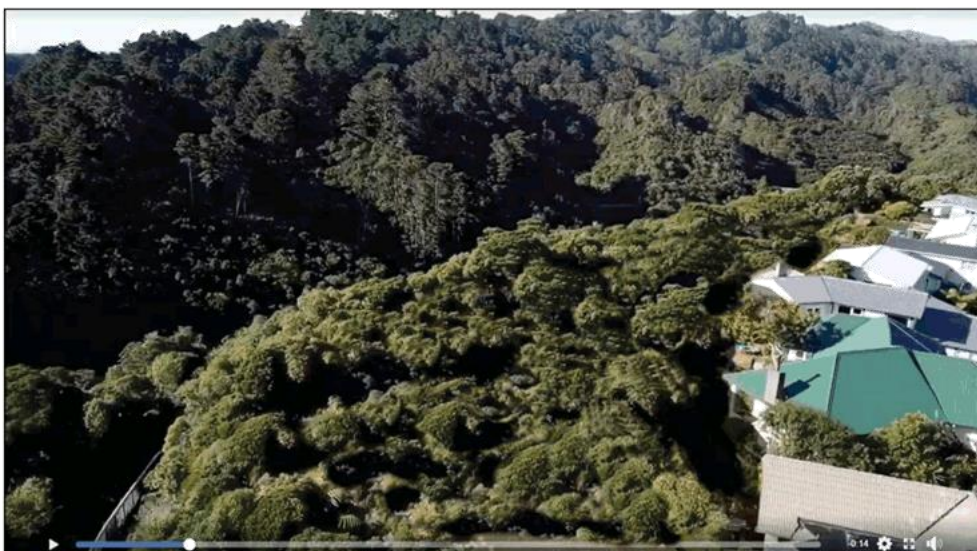
Fig 3. Map of 5 metre area "B"

- The Strip was specifically included in the 2004 Outer Green Belt Management Plan and included the action reference in Paragraph 11, to "Resolve issues in consultation with adjoining residents and the Sanctuary Trust, taking account of the wider community's interest in the land." The consistent point is that there have been a long series of agreements and resolutions involving the Regional Council, the City Council, and the Sanctuary Trust. All of these agreements recognise and commit to protecting the security, privacy and views of the Versailles street residents.
- Despite this, the City Council has made no effort to "resolve issues" and no consultation with adjoining residents in the 15 years since the 2004 Plan was adopted has occurred. This remained the case right up to the release of the Draft Plan in early 2019.

Appendix B – Loss of Privacy/ Sunlight



Drone view of strip as it exists.



Photoshopped view of strip if planted, showing relationship of planting to boundary of adjoining properties.



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## Appendix C – Fire Risks

### Fire Protection

3. The community homes are adjacent the top of a very steep slope that is densely forested. In extreme conditions that forest could burn. The steepness of the slope means a fire would move quickly. For situations like ours, with adjacent steep forested slopes, Fire and Emergency New Zealand<sup>7</sup> recommend that a distance of 10 to 30 metres be left clear as a firebreak, as shown in Figure 4. The maximum width of the mowed area of the Strip is about 26 metres. As the owner of the adjoining land (Zealandia), the Council have a moral and legal duty to residents to mitigate, rather than add to, fire risk. A clear area acts as a defensible zone from which fire fighters can access a fire.



Figure 4. Defensible zones.

4. According to information published by various sources including the Fire Service gorse is the most flammable plant in New Zealand. The Strip was created as a fire break. Much of it is actually mowed gorse rather than grass, and the recent lack of maintenance of the area behind number 21 Versailles Street has seen gorse growing very rapidly.
5. History is very relevant in respect of fire. In the early to mid-1990s Karori in particular, and some surrounding suburbs were hit repeatedly by arson.<sup>8</sup> Sometimes several times a week, or even a day, fires were being lit in the bush around our community. The sound of fire engines attending fires was obviously just as frequent. It prompted a local councillor to establish Wellington's first Community Patrol. The Police eventually identified the suspected arsonist, but there was never adequate information to charge them. Ongoing revegetation has seen gorse replaced by less flammable plants which has also assisted. It is important though to note that some native vegetation is also quite flammable. (attached list of plants by order of flammability)

<sup>7</sup> The link is: <https://fireandemergency.nz/at-home/rural-home-fire-safety-checklist/>

<sup>8</sup>

[https://natlib.govt.nz/records/20878726?search%5Bi%5D%5Bprimary\\_collection%5D=Index+New+Zealand&search%5Bpath%5D=items&search%5Btext%5D=New+Zealand+Fire+Service+reports](https://natlib.govt.nz/records/20878726?search%5Bi%5D%5Bprimary_collection%5D=Index+New+Zealand&search%5Bpath%5D=items&search%5Btext%5D=New+Zealand+Fire+Service+reports)

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6. Suffice to say, fire is a real issue for Karori. Because our properties are at the top of a hill, fire becomes a bigger issue. We are also in a City Council designated 'high wind zone'. When the fire break was created, gorse would have been the dominant plant over large areas of the hillside below us. While gorse has been largely removed, exacerbating fire risk would be an issue, and Council would have duty of care to residents to address that issue.
7. We have had recent history of the massive fires near Nelson this month (February), and the small fire in bush on Te Ahumairangi Hill. In February 2017's Port hills fires, 2,075 hectares of land were burned and 11 houses destroyed or badly damaged. Tragically helicopter pilot Steve Askin was killed in fighting that fire. 3 other people were injured. The fire was only declared officially out after 66 days. It is being recognised that New Zealand is underestimating the risks of urban fire. Climate change and drier summers makes this more an issue. We would hate to see this as a reason to cut down vegetation close to houses, but it is a reason not to exacerbate risk. As noted before, the Group's homes are on the crest of a ridge.
8. Fire risks are discussed in part 4.2.2.6 on page 43 of the Draft plan. Fire risks are to be managed by:
  - "rules in the Rules section<sup>9</sup>;
  - planting fire-resistant species in areas of high fire risk;
  - informing the public about fire risks and how to avoid causing fires via on-site signs and other visitor information;
  - co-ordinating fire management with Fire and Emergency New Zealand."
9. The explanation given is:
 

*"Fire has the potential to set back ecosystem restoration. The frequency of fires has decreased in recent years, largely because of regenerating indigenous vegetation supplanting flammable gorse, but there will always be a risk from people causing inadvertent or deliberate fire and from lightning strike. Climate change may exacerbate the risk through likely increase in frequency and/or severity of drought conditions."*
10. While fire can "set back ecosystem restoration" it can also put properties and people living in them at the boundaries of the outer green belt at risk, a factor not mentioned in the plan. While there is a mention of the adverse effects of climate change, there is no indication that anything is being done to mitigate the "likely increase in frequency and/or severity of drought conditions".
11. The 2017 Port Hills fire and the 2019 fire in the Nelson region have raised the awareness of wildfires on the fringes of urban areas. This new awareness and a lack of adequate preparation were the subject of an editorial in the Dominion Post on 7 February. The editorial referred to a paper by fire scientists<sup>10</sup> that concluded with the warning that councils have a key role in ensuring adequate planning takes place to prepare for such disasters before they happen.
12. The Outer Green Belt has not been immune to wild fires. In the 1993/93 fire season two separate wildfires threatened houses on what is now Montgomery Avenue. The fires are

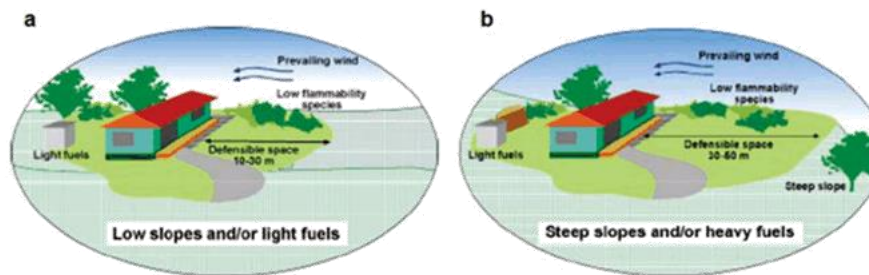
<sup>9</sup> The only relevant rule (5.3.3.1) is no fires except as permitted under a WCC bylaw.

<sup>10</sup> *Wildfire risk awareness, perception and preparedness in the urban fringe in Aotearoa/New Zealand: Public responses to the 2017 Port Hills wildfire*, Australasian Journal of Disaster and Trauma Studies, Vol 22, pp 75 – 84:  
[https://www.researchgate.net/publication/330241479\\_Australasian\\_Journal\\_of\\_Disaster\\_and\\_Trauma\\_Studies\\_Wildfire\\_risk\\_awareness\\_perception\\_and\\_preparedness\\_in\\_the\\_urban\\_fringe\\_in\\_AotearoaNew\\_Zealand\\_Public\\_responses\\_to\\_the\\_2017\\_Port\\_Hills\\_wildfire](https://www.researchgate.net/publication/330241479_Australasian_Journal_of_Disaster_and_Trauma_Studies_Wildfire_risk_awareness_perception_and_preparedness_in_the_urban_fringe_in_AotearoaNew_Zealand_Public_responses_to_the_2017_Port_Hills_wildfire)

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documented in a detailed report by the New Zealand Forest Research Institute (now Scion).<sup>11</sup> The situation of those houses shown on the map on page 3 of that report and in the photograph on page 4 is very similar to the situation of the houses of our group – sited at the top of a ridge with Karori on one side and a very steep hill covered in trees and shrubs on the other. There was even a water reservoir near the houses. Residents were asked to evacuate their houses and it was with great difficulty and some risk that the house were saved.

13. On page 11 of the report, in discussing the risk fire fighters exposed themselves to it is stated that where fuels are continuous, very extreme fires will breach firebreaks with relative ease. It then makes an estimate of how wide a firebreak is needed and suggested a “rule of thumb” of 1.5 times the flame length. In a later paper by the same author<sup>12</sup> applied findings from his continuing research to produce a list of flammability of 42 selected native species. Of relevance to the proposal in the Draft Plan to revegetate the Strip is the caution on page 6 of the report that native plants of low flammability may serve as “green breaks” on moist or fertile sites to reduce a crown fire in an adjacent forest or scrub fire, but under extreme conditions they will burn readily.
14. Figure 2 on the same page depicts defensible space requirements around a house in two situations. Our situation is depicted in “b”.



**Figure 2.** Defensible space requirements around a house in (a) low slopes and/or light fuels, and (b) steep slopes and/or heavy fuels.

15. Our properties are located next to potential defensible spaces directly above a very steep slope that is densely forested. In extreme conditions that forest is likely to burn. The recommended defensible space for our properties is 20 to 60 metres. The maximum width of the mowed area of the Strip is about 26 metres.
16. The effect of the policy recommendation in the Draft Plan is that Green Belt values should come before the fire protection of neighbouring residents. It is our submission that it should be the other way around. The Strip behind the houses from #23 to #37 should remain as a firebreak. And the remainder of the area behind the other houses

<sup>11</sup> *Two Rural/Urban Interface fires in the Wellington suburb of Karori: assessment of associated burning conditions and fire control strategies*, LG. Fogerty, FRI Bulletin No 197, 1996:  
<https://scion.contentdm.oclc.org/digital/collection/p20044coll13/id/18/>

<sup>12</sup> *A Flammability Guide for Some Common New Zealand Native Tree and Shrub Species*, New Zealand Fire Service Commission Research Report Number 20, November 2001:  
<https://fireandemergency.nz/assets/Documents/Research-and-reports/Report-20-A-Flammability-Guide-for-Some-Common-New-Zealand-Native-Tree-and-Shrub-Species.PDF>

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and along the track next to the perimeter fence should be maintained to remove the gorse, long grass and other highly flammable material.