

5. Area Plans

This section of the management plan contains management objectives and policies for the seven Sectors and 16 Council Management Areas within the Outer Green Belt.

Council Management Areas are groups of Council properties which have a common purpose and status which is distinct from adjoining areas.

Outer Green Belt Sectors and Council management areas

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

KEY TO ALL SECTOR MAPS

5.1 SECTOR 1: SPICER

5.1.1 OVERVIEW

Sector 1 – Spicer is the northernmost part of the city’s Outer Green Belt. As such, it provides the link through to Colonial Knob and the Porirua City reserves system.

It contains a number of significant indigenous bush remnants within the Tawa Bush Reserves (Management Area 1.2) and Redwood Bush in particular. These remnants are part of five important sources of seed for natural regeneration and restoration that lie along the Outer Green Belt.

The sector is also the point at which ecological linkages from the eastern hills, through the northern suburbs, join the Outer Green Belt.

The Spicer Sector has a relatively underdeveloped track network but again lies at the junction of the Te Araroa Walkway concept with Colonial Knob, and with its projected southern extension.

In terms of landscape, looking from the eastern side, the area is made up of regenerating bush on the lower slopes with large area of pine trees on the upper slopes (Area 1.1 - Spicer Forest Properties, Area 1.3 - Airstrip Block), along with significant portions of pasture on the tops. Some of this land, mainly on the upper slopes is in Council ownership but the eastern lower slopes and western slopes below the Spicer Forest Properties (Management Area 1.1) are in private ownership.

5.1.2 ISSUES AND OBJECTIVES

5.1.2.1 Access

The track network is currently limited although the use of the private land for horse riding is substantial. The tracks do not provide for access to key destinations and there are no linkages along the Outer Green Belt Area. At present it is proposed that Te Araroa Walkway should go along Ohariu Valley Road.

The opportunity exists to link through from Colonial Knob along the ridgeline to Best’s Ridge. At the same time, there is a need to increase access from Tawa, at the northern end and from the Redwood Bush end, up to the ridgeline. The status of Ohariu Road at the northern end for non-vehicular access, other than for management purposes needs to be clarified – as this would provide linkages down to the Ohariu Valley.

Objectives

1. To work, in conjunction with private landowners where appropriate, to:
 - provide a walkway, on or adjacent to the ridgeline, which links back to Colonial Knob through to Sector 2;
 - improve access within and between the various blocks of Spicer Forest;
 - incorporate this ridgeline walkway into Te Araroa Walkway concept in the long term;
 - increase access from the eastern side up to the ridgeline;
 - develop a loop track connecting Tawa Bush Reserves via the Spicer Forest Properties.

- ensure access down to Ohariu Valley, possibly via the existing vehicle track if it conforms with the legal extent of Ohariu Valley Road.
2. To support the interim location of Te Araroa Walkway down to, and along, Ohariu Valley Road.

5.1.2.2 Ecological Linkages and Regeneration of Indigenous Bush

The opportunities for ecological linkages of indigenous vegetation exist along the eastern slopes below the ridgelines and above the residential areas. Significant areas of private land lie between the Chastudon Place portion of the Tawa Bush Reserves, the Westwood Reserve and Redwood Bush. If this land is developed, it is important that it is done in a way that still allows a more continuous integrated ecological linkage to establish.

One area of advanced secondary forest remnant lies below the Airstrip block and is in private ownership. It lies adjacent to the Redwood Bush reserve and plays a significant role in the development of the proposed ecological linkage running across the valley from the eastern ridgeline.

Local planting guidelines will be provided and integrated with the Biodiversity Planting Strategy when that is completed.

Objectives

1. To encourage the creation of an ecological and landscape corridor along the eastern slopes by:
 - protecting the upper areas through reserve contributions or acquisition.
 - locating any development on the lower slopes or in clusters which minimise earthworks and removal of regenerating bush.
2. To ensure strong linkages between the Redwood Bush component of the Tawa Bush Reserves and the Airstrip Block, while taking account of the wider pastoral landscape.

5.1.2.3 Ridgeline, Tops and Western Slopes Landscape

The ridgeline and western side of Sector 1 are currently grazed and present an open landscape above the regenerating lower eastern slopes which is a distinctive and valued part of the northern area. Retaining some of these slopes and ridgeline areas in pasture would reflect the value of this landscape.

The main issue is the interface between the current grazing and forestry within and adjacent to the Spicer Forest Properties and the Airstrip Block. In the long-term a decision will need to be made about the width of any grazed area along this ridge and the fencing that is needed.

It is proposed that when the current pine plantation is harvested, there be a review of the extent of grazing on the Council owned land. It is likely that at this time the area of future pasture will be clearly defined and fenced to achieve the appropriate balance between landscape, ecology and recreation objectives.

Objectives

1. To retain the current pattern of grazing on the ridgeline and tops areas, and western areas until the harvest of the existing pine plantations, at which time a review of the extent of grazing will be carried out.
2. Continue to graze the airstrip and surrounding ridgeline area.

5.1.2.4 Long-term Future of the Pine Forests

The future of plantation forestry in the sector is a key issue. As a general principle it is proposed that plantation forestry be phased out of the sector over the next 10 to 15 years. However, the community may value the open forest landscape that the pines provide (as on, for example, Mount Victoria). This is acknowledged as an issue and while the overall plantations will not be replaced, the retention of some pines along some parts of the track network should be considered prior to harvest.

Objective

To cease plantation forestry on Wellington City Council owned lands in Sector 1 after the next harvest.



5.1.3 Management Area Policies

Area 1.1 - Spicer

Long-term vision

- Maintain an open ridgeline with good access running north/ south linked to Colonial Knob;
- Foster the regeneration of indigenous bush below the main ridgelines.

Land status

Refer accompanying map and table

Management Programme

- Define and agree on a management programme with Greater Wellington
 - final decisions about configuration of grazing to be deferred closer to harvest period;
- Review the role of pines in the protection of regenerating bush areas;
- Post-harvest:
 - fence areas below ridgeline to encourage regeneration;
 - develop a grazing pattern which:
 - ensures a relatively large area at the junction with the access to Colonial Knob;
 - ensures a clear open area along the main ridge (width to be determined);
- Develop a track along the ridge and appropriate side links, and linking with Colonial Knob Walkway
- Provide practical access along unformed portion of Ohariu Valley Road;
- Assist with the establishment of the Te Araroa Walkway through this area
- Provide visitor information along with the provision of practical and legal access

Public use and enjoyment

- Public access for walking, horse riding and mountain biking will be provided for as the main recreation activities.
- Access for vehicles will be confined to management purpose unless there are exceptional reasons to which both Wellington City Council and Greater Wellington have agreed, that are in accordance with all relevant policies of this plan.

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Area 1.2 – Tawa Bush Reserves

Long term vision

- Foster the regeneration of indigenous bush;
- Increase the profile of these reserves as the primary seed source for ecological restoration in this part of the city;
- Acknowledge Redwood Bush reserve as an important junction of the Outer Green Belt corridor and the potential ecological corridor traversing the northern suburbs to the harbour escarpment;
- Improve access via all three reserve sub-clusters to upper slopes and links to a the wider open space network envisioned for this area in the Northern Growth Management Plan.
- Protect open space at the junction between the Outer Green Belt and Marshall ridge as a key feature of a wider open space network for the Northern Suburbs.

Land status

Refer accompanying map and table

Management Programme

- Maintain pest management levels in accordance with city-wide standards;
- Establish or improve track linkages through these reserves to the main ridgeline

Public use and enjoyment

- Public access for walking will be provided for as the main recreation activity.
- Provision for mountain biking and special access needs will be considered on a track by track basis.
- Access for vehicles will be confined to management purposes.

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Area 1.3 - Airstrip

Long-term vision:

- Maintain an open ridgeline with good access running north/ south;
- retention of pasture along ridgeline for landscape and access purposes;
- regeneration of indigenous bush below ridgeline;
- improved ecological linkage down to the north face of the Stebbings Valley ridge;
- retention of the airstrip for use by farming community, and for other appropriate purposes.

Land status

Refer accompanying map and table

Management Programme

- continue management of plantation forest areas until current plantings harvested;
- final decisions about configuration of grazing to be deferred closer to harvest period
- develop track along ridge;
- review potential to open edge of pines adjacent to tracks;
- post-harvest:
 - fence areas below ridgeline to encourage regeneration;
 - develop a grazing footprint which ensures a clear track and adjacent ridge line area along the ridge (width to be determined);

Sell the house at the bottom (front entrance) of the property, while maintaining reasonable access from Ohariu Valley Road.

Public use and enjoyment

- Public access for walking, horse riding and mountain biking will be provided for as the main recreation activities.
- Access for vehicles will be confined to management purpose unless there are exceptional reasons.
- Access on the present vehicle track from Ohariu Valley Road will be subject to the discretion of the Town Belt and Reserves Curator, pending the sale of the house and the provision of alternative points of access.



5.2 SECTOR 2: BEST’S RIDGE

5.2.1 OVERVIEW

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

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

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

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

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

5.2.2 ISSUES AND OBJECTIVES

5.2.2.1 Working with Landowners

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

Objectives

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

5.2.2.2 Access

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

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

Objectives

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

5.2.2.3 Ecological Linkages and Regeneration of Indigenous Bush

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

However, a buffer of vegetation along the residential edge is sought intended to soften the urban edge and to reflect the need for greening within the urban environment.

Within the rural environment the focus is on riparian planting to protect and enhance stream ecosystems.

Objective

Encourage the development of:

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

5.2.2.4 Pasture Landscape

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

Objective

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

5.2.3 MANAGEMENT AREA POLICIES

Area 2.1 – Churton Park Reserves

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

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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



5.3 SECTOR 3: KAUKAU

5.3.1 OVERVIEW

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

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

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

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

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

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

5.3.2 ISSUES AND OBJECTIVES

5.3.2.1 Protection of Key Landscape and Heritage Features

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

The ridgetop areas adjoining Old Coach Road at the north of the sector and near Crows Nest at the south of the sector will continue to be grazed and kept clear of weed infestations.

The ridgetop area immediately south of Kaukau is not grazed and is therefore subject to a greater threat from Barberry and Gorse.

Objectives

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

5.3.2.2 Ecological Linkages, Streams and Regeneration of Bush

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

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

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

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

Objectives

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

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

5.3.2.3 Access

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

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

Objectives

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



5.3.3 Management Area Policies

Area 3.1 - Old Coach Road

Long Term Vision

- Old Coach Road is protected and managed in a manner reflecting its importance as a Category 1 historic place, and as an important point of access to the Outer Green Belt.
- The ridgetop environment near Old Coach Road is protected and maintained in its existing, open character.
- Old Coach Road is developed enhanced as a major access point to the Outer Green Belt.

Land status

Refer accompanying map and table

Management Programme

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

Public use and enjoyment

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

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

Area 3.2 – Khandallah / Johnsonville Parks

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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

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Area 3.3 – Awarua Street Reserves

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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



5.4 SECTOR 4: OTARI-WILTON'S BUSH

5.4.1 OVERVIEW

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

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

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

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

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

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

5.4.2 ISSUES AND OBJECTIVES

5.4.2.1 Working with private landowners

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

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

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

Objectives

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

5.4.2.2 Landscape

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

Objective

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

5.4.2.3 Ecological Linkages, Streams and Regeneration of Bush.

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

In addition, the remnants play an important role in the potential regeneration of bush over the ridge and into the western part of the Outer Green Belt in this area. The 'temperate influence' ecoregion (domain 8) runs up through the Kaiwharawhara Stream corridor, across this ridge and down the Makara stream valley.

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

Objectives

1. To maintain and enhance the sector as:
 - o a key junction point with the Kaiwharawhara Stream ecological corridor ;

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

5.4.2.4 Access

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

Objectives

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



5.4.3 Management Area Policies

Area 4.1 - Kilmister Tops

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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

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Area 4.2 - Otari-Wilton's Bush

Long Term Vision

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

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

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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

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Area 4.3 - Johnston Hill

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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



5.5 SECTOR 5: MAKARA PEAK

5.5.1 OVERVIEW

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

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

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

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

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

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

5.5.2 ISSUES AND OPPORTUNITIES

5.5.2.1 Ecological Linkages and Regeneration of Bush

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

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

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

Objectives

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

5.5.2.2 The access network

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

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

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

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

Objectives

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

5.5.2.3 Outer Green Belt Protection: Makara Road

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

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



5.5.3 MANAGEMENT AREA POLICIES

Area 5.1 - Karori Park.

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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

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Area 5.2 – Mountain Bike Park

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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



5.6 SECTOR 6: WRIGHTS HILL / SANCTUARY

5.6.1 OVERVIEW

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

Wrights Hill is one of only two hill tops accessible by car (a short walk from the car park is accessible by wheelchair) and provides one of the most impressive views of the city.

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

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

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

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

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

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

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

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

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

5.6.2 ISSUES AND OBJECTIVES

5.6.2.1 Ecological Linkages, Streams and Bush Regeneration

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

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

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

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

Objectives

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

5.6.2.2 Access

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

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

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

Objective

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

5.6.2.3 Heritage

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

Objective

To support the recognition and protection of the historic sites and natural heritage of the sector by:

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



5.6.3 MANAGEMENT AREA POLICIES

Area 6.1 - Wrights Hill

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public access and enjoyment

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

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Area 6.2 - Karori Wildlife Sanctuary

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public access and enjoyment

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



5.7 SECTOR 7: CAREYS GULLY

5.7.1 OVERVIEW

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

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

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

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

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

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

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

5.7.2 ISSUES AND OBJECTIVES

5.7.2.1 Role of the Southern Landfill Land: Relationship with Ecological Corridor

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

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

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

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

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

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

Objectives

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

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

5.7.2.2 Access

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

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

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

Objectives

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

7.7.2.3 Regeneration of Bush

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

Objective

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



5.7.3 MANAGEMENT AREA POLICIES

Area 7.1 Carey's Gully

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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

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Area 7.2 Southern Landfill

Long Term Vision

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

Land status

Refer accompanying map and table.

Management Programme

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

Public use and enjoyment

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



Reference List

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APPENDIX 1: Key stakeholder organisations

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

APPENDIX 2:

Summary of initial submissions

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

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

General concept

Support for concept (43 comments)

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

Support for plan preparation (29 comments)

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

Landscape and land use

Placement of utilities (29 comments)

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

Types of structures (21 comments)

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

Ecology

Ridgelines in pasture (30 comments)

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

Regeneration process (33 comments)

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

Role of communities and community groups (17 comments)

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

Exotic plants and trees (25 comments)

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

Recreation

Road access (21 comments)

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

Track usage (16 comments)

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

Track building priorities (38 comments)

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

Responsibility for tracks (20 comments)

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

Permitted recreation activities (22 comments)

All submitters who commented on this issue supported walking and passive activities. Nine submitters supported walking/running and biking. Two submitters suggested that activities should be limited to non-motorised forms. Three people thought horse riding

was acceptable (some mentioned limitation of areas), and one person thought that dog exercising should be permitted. Four people thought that motorbikes and vehicles were acceptable but realised there may be limitations on the area or timing of the activity.

Controlled or prohibited recreation activities (28 comments)

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

Commercial recreation (17 comments)

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

Special needs or areas (19 comments)

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

Significance for Maori

Recognition of Maori history and values (12 comments)

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

Recent History

Historical values (19 comments)

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

Land acquisition

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

**APPENDIX 3:
Sector photographic
panoramas**