

WCC Draft Suburban Reserves Management Plan 2014 - Comments from Trelissick Park Group - 30 November 2014

Additions

Deletions

Comments

1.5 The planning context – key guiding policies and plans

(From bottom of p 7)

Open Spaces and outdoor recreation opportunities are close to where people live and work

Review the provision of open spaces in suburban areas based on guidelines of 600 metres or a 10-minute walk to one or more neighbourhood park, playspace, or other outdoor recreation opportunity such as a track link.

Develop and enhance well-located park spaces as local destinations that provide a range of activities and experiences

In consultation with communities, develop, review and implement suburban reserve network plans to:

- *identify priority parks for investment*
- *ensure that frequently used spaces provide high quality amenities and activities for local communities (eg shelter, toilets and eating areas)*
- *identify spaces for alternative uses (eg for kick-about spaces, community gardens etc)*
- *ensure a wide range of recreational opportunities on our beaches and waterfront.*

Complete the track network with a priority on connecting communities and open spaces, and providing short walking and cycling routes (where appropriate) and transport connections.

Leasing to nearby property owners does not appear to be covered in this section - eg leasing of the garages on Ngaio Gorge Road on road reserve. Note these do not appear to be used for cars, which was a condition of the lease.

1.6 Reserve classification

(From bottom of p 10)

Review of reserve classification: All of the parks and reserves included in this plan have had their reserve status reviewed. This involved identifying the primary use or purpose of each reserve and matching this use to one of seven “classifications”. The seven classifications are defined in the Reserves Act as scenic, recreation, historic, scientific, nature, local purpose and government purpose. Government purpose and nature reserves are outside the scope of the management role of the Council and scientific reserve is rarely used by local authorities so those classifications are not relevant in this particular process.

What would be the classification for the public land on the northern edge of the reclamation area north of the Kaiwharawhara estuary (managed by DOC)?

2.1.1 Objectives

- Protect the natural character of reserve areas to maintain the unique landscape of the suburban areas between Khandallah and Miramar.
- Protect the natural character of the suburban reserves recognising the value it has in defining the character and identity of Wellington City and the different suburbs and the contribution it makes to the wellbeing of residents.

- Protect and enhance corridors of vegetation to provide visual coherence and unifying themes across the landscape.
- Provide for large trees as an essential component of the suburban environment.
- Protect and enhance riparian vegetation to provide maintain integrity of waterways and enhance their ecological values.
- Encourage the covenanting of private land.

2.1.2 Policies

Natural environment

- Sector plans will identify specific landscape characteristics and values associated with each area to be enhanced, maintained and/or protected.
- The values of existing trees and vegetation on suburban reserves (including heritage trees and large trees generally) will be identified and managed to retain a tall tree framework where appropriate. Sector plans identify important vegetation that needs to be retained and/or replanted.
- The Council will (so far as possible) meaning unclear protect the existing character of the ridgelines, hill tops, permanent and ephemeral waterways and other significant landscape features using all appropriate means, including Reserve Contributions, land acquisition, Reserves Act classification and covenanting.
- The Council will work with developers to establish reserves that recognise significant landscape and amenity values and contribute to a wider landscape connectedness and coherence. Assurance is needed that the Reserve Contribution goes into establishing extra reserve areas, not just a monetary transaction.
- The Council will engage with landowners and communities in the protection and enhancement of landscape and amenity values of reserve areas (and other Council-owned and managed land) and private land. Encourage the covenanting of private land to enhance ecological corridors and increase buffering adjacent to existing reserves.
- The Council will discourage encroachments.
- The effects of vegetation removal, maintenance and new planting on the following values will be considered on a project-by-project basis to guide management decisions:
 - a. enjoyment and interaction with nature and the outdoors
 - b. views to and from the particular reserve
 - c. diversity of landscape aesthetic and pattern
 - d. retention of a tall tree (and large tree) framework for landscape, ecological and human wellbeing reasons
 - e. protecting heritage tree groupings
 - f. ecology at a site scale, community scale and citywide scale
 - g. land and soil health, and stability
 - h. supporting outdoor recreation opportunities
 - i. provision of shade and shelter
 - j. mitigation of effects of buildings on and around the suburban reserves network (eg screen them, integrate them into landscape or reduce bulk and scale). Incorporate water sensitive urban design principles to minimise effects of stormwater run-off.
 - k. protection of ecological values of waterways and associated riparian zones.

Built environment

(5th bullet point)

- All development will be located and designed to protect existing landscape features and established vegetation. Appropriate form, scale, materials and colour scheme will be used to

integrate development into the landscape. How strongly will "all development" apply (thinking of the removal of buffering for Huntleigh Park from developments allowed on adjacent bush areas off Heke Street Huntleigh Park Way and Thatcher Crescent)?

(8th bullet point)

- Soft engineering approaches will be used as a preference, for example swales and planted berms are preferred to piped stormwater and retaining walls. Development should be designed in accordance with the WCC Water Sensitive Urban Design Guide.

2.1.3 City scale – landscape character and coherence

(Last para)

The harbour's edge follows Wellington's main fault, a very distinctive geological feature given emphasis by the steep escarpment rising up to the skyline. This 'hard edge' is a defining feature of the harbour and city. These fault-scarp and coastal cliffs and the Miramar Peninsula and south coast beaches are important components of the city's landscape. What about the reclamation north of the Kaiwharawhara Estuary (man-made)?

2.1.4 Community scale

(2nd para)

The patterns of development and its density are defined by, and therefore reflect, the land form. In older suburbs, developed when engineering was more constrained and perhaps a greater modesty prevailed, houses are less dominating and the 'space left over' has been colonised by native vegetation. There is a sense of integration; development that accommodates rather than dominates nature. More recent development has been less generous and accommodating in this regard. Road development cuts deep scars across the faces of steeper hills, and structures dominate. Extensive landform change occurs through large-scale earthworks. Areas of hard surfacing and larger housing footprints often leave little space for people to plant trees and shrubs, or for nature to simply re-invade. Council policy and trends towards intensifying built development will have an impact on the resultant landscape and the associated waterways at a community level.

2.2.1 Objectives

(7th bullet point)

- Complete suburban track networks with a priority on connecting communities and open spaces, and providing short walking and cycling loops (where appropriate) and transport connections.

2.2.5 Tracks

The network in the suburban areas has developed mainly to serve individual reserves, rather than link the reserve network together. The major tracks and walkways through this area identified in the Open Space Access Plan are:

- **The Sanctuary to Sea Track** which runs from Karori Sanctuary, now called Zealandia, through Otari-Wilton's Bush and Trelissick Park to enter towards Wellington Harbour at Kaiwharawhara. The Sanctuary to Sea Track does not go as far as Wellington Harbour.

2.3.1 Objectives

(5th bullet point)

- To incorporate opportunities for biodiversity enhancement in any development plans across all park categories to maximise diversity of parks values and use of the suburban open space. To incorporate opportunities for biodiversity enhancement in any developments, reserves and suburban open spaces to maximise diversity.

2.4 Culture and history

This plan highlights the key historical values of the suburban reserves between Khandallah and Miramar. While many reserves have no visible heritage items or obvious heritage significance, they do have their own 'story' about how they came to be public open space. When shared, these stories can add to the reserve's perceived value and enhance a sense of community and stewardship for local residents and users of the space. Within this section, some mention is needed of the Port Nicholson Block Deed of Settlement, see Appendix to these comments and

<http://nz01.terabyte.co.nz/ots/DocumentLibrary/Wellington-DocumentsSchedule-signeddeed.pdf>

2.4.3 Important cultural and historical reserves and features

(Bottom of p 28)

Trelissick Park Magazine Store

References to the Trelissick Park Magazine Store are as follows: The Heritage Team doesn't have any information on the Trelissick Park Magazine Store but you can read about it on

Capital Defence <http://capitaldefence.orconhosting.net.nz/prfiles/pre1930/kaiwarra1.htm>.

Onslow Historical Society publications:

Julie Bremmer, "Kaiwharawhara Powder Magazine", *The Onslow Historian*, Vol 14, 1984.

Steven White, "Kaiwharawhara Powder Magazines 1880-2005", *The Onslow Historian*, Vol 35, Nos 1 & 2, 2005.

Chris Cochran, *Kaiwharawhara Magazine Trelissick Park, Wellington, Conservation Report*, prepared for Wellington City Council, May 1998.

Information board at the site

3.1 Maps 1 and 2

Unformed legal roads are shown, but should be designated in the Key.

3.1.4 Track network

The area has a comprehensive network of tracks, particularly on the western edge within the Outer Green Belt and through Trelissick Park as part of the Sanctuary to Sea Walkway. There are ongoing community track building and planting projects in the Outer Green Belt between Downing Street, the Skyline Track and Silverstream Road (the 'Silversky' track). They A community group is are establishing a dual-use track network throughout the area linking suburban areas with the Outer Green Belt.

There are tracks through the bush at Odell Reserve, Heke Street Reserve and Makererua Street Reserve that provide more local opportunities for off-road walking in the neighbourhood.

The Northern Walkway and national Te Araroa walkway pass through this sector.

Actions

- Develop track links between Downing Street, Silverstream Road and through Huntleigh Park to Huntleigh Park Way (connects the street network around Huntleigh Park and Silverstream Road Play Area).
- Investigate a link from Homebush Park around to Tyers Stream Reserve as part of future subdivision of land above Jarden Mile.
- Investigate a new track link into Chelmsford Park from Heke Street.
- Investigate a future track link between the Hutt Road and Khandallah via Cashmere Park.
- Investigate opportunities for tracks from Vasanta Avenue and Satara Crescent (northwest Ngaio) areas into the Outer Green Belt.
- Investigate a new track link from Trelissick Park to Huntleigh Park.

• A route from Trelissick Park to Otari Wiltons' Bush crossing the railway and traversing below Bowen Hospital has already been investigated. It needs to be listed in case railway crossing issues can be resolved.

3.1.6 Community groups and partnerships

There is a range of community groups working throughout the reserves in this sector, primarily focused on ecological restoration work and track building.

Ngaio Crofton Downs Residents Association has a partnership with the Council to realise the Association's long-term vision of Ngaio as a natural amphitheatre in which people and nature are nurtured. This is in line with Council objectives of establishing connective corridors and the enhancement of walkways, and recognises the role of native ecosystems.

Volunteers help with maintenance in Odell, Makererua and Chelmsford reserves. The wetland below the sub-station at Chartwell is being developed by Forest and Bird.

The Western Trail Builders group is establishing a track network throughout the western area linking suburban areas with the Outer Green Belt. More details please.

What are views of WCC on private land right on stream banks (eg Korimako Stream upstream of Trelissick Park and commercial land on the banks of the Kaiwharawhara Stream down to the estuary)?

1.2 Sector 2

Map 1 shows only 2 areas of land leased from NZ Rail. There is a third, between bridges 2 and 3, which should be shown.

Please extend Maps 1 and 2 down to the Kaiwharawhara estuary and include the reclamation area to the north of the estuary. These areas are referred to in the text and form a part of the ecological corridor.

On that map it would be useful to show the covenanted land below Hanover Street.

It would be helpful if Maps 1 and 2 could show all of the Kaiwharawhara and Korimako Streams.

Map 2 shows 2 memorial seats. There is only one, streamside below Hanover Street. The other one by the Korimako was purchased by community members, so should be deleted.

The 1995 Trelissick Park Management Plan included "Map 5" showing utilities. It would be useful if this map could be updated and included.

In Map 2, the railway corridor is included as a 'Suburban Reserve', according to the Key. This seems odd.

Trelissick Park

Trelissick Park is located between the Johnsonville railway line and Ngaio Gorge Road. Most of the park lies on the northern side (true left) of the Kaiwharawhara stream and extends on the eastern side of the Korimako Stream to Crofton Downs.

The 20-hectare park forms part of a deep gorge providing a potentially continuous ecological corridor between the harbour and the Outer Green Belt in what is part of the wider Kaiwharawhara catchment. The rounded forms of the upper slopes of the gorge contrast dramatically with the steeper erosion-formed valley sides. Within the park there are a series of quite dramatic bluffs, spurs, steep rock faces and outcrops along with a series of ravine-like side valleys.

The park is contiguous with a large area of Railways Corporation land on the true right of the Kaiwharawhara stream. This land has great potential to become part of the ecological

corridor but is currently in a degraded state with areas of unstable eroding slopes covered in pest weeds.

Trelissick Park is zoned Conservation site under the District Plan and is classified as Scenic Reserve under the Reserves Act 1977.

It provides public access from Kaiwharawhara upstream to Waikowhai Street. There are several cross valley links between Wadestown, Ngaio and Crofton Downs. The Northern Walkway between Wellington Botanic Garden and Mt Kaukau, **the Sanctuary to the Sea track** and Te Araroa National Walkway also pass through the Park.

The valley floor comprises one of Wellington's largest and most popular off-leash dog exercise areas.

The park is closed to mountain bikes under the Open Space Access Plan 2008.

The original vegetation was mixed broadleaf-podocarp forest with tawa forming the main canopy through which emerged rimu, kahikatea and northern rata. Much of the forest was milled in the 19th century resulting in a significant change to the gorge landscape. Trelissick Park boasts a wide variety of native tree species including mature mahoe, tawa, rewarewa, **matai, totara, kahikatea kohekohe** and titoki. Within the gorge native birds are common including kereru, tui and shining cuckoos. Falcon frequent the area and kaka have been known to pay a visit. Kaiwharawhara Stream has red fin and blue-gill bully, banded, short-jaw and giant kokopu, koaro, inanga and longfin eels. Some of these fish species are nationally threatened and rarely found in urban streams. **Trout are a threat to native fish life and compete for their food.**

The Trelissick Park Group has been working on the restoration of the park in conjunction with the Council and the Greater Wellington Regional Council (GWRC) since 1991. They have made significant progress in enhancing the park with a vision and set of group management priorities that focus on environment, recreation and culture and history. Their focus aligns with the policies of this management plan and they also have an advocacy role as local residents and Trelissick Park supporters..

There are significant weed issues along the **adjoining** rail corridor **and from garden escapes.**

3.2.1 Landscape

Policies

- To integrate management of the KiwiRail land (rail corridor) and adjacent privately owned bush remnants with management of the park.
- To maintain the unbuilt natural character of the park as part of the wider Kaiwharawhara catchment.
- **To maintain the green, unbuilt edge of the park along Ngaio Gorge Road.**
- To protect the natural landscape features of the **valleysgully.**

The gorge site has an important landscape role within the wider Kaiwharawhara catchment. It contains a primary forest remnant and is part of an ecological linkage providing connectivity between Wellington Harbour and the Outer Green Belt.

In the wider context the park is visually part of the native forest and shrubland that covers the gorge between the developed ridges of Wadestown and Ngaio. This wider land includes:

Council land managed as part of the park without legal protection. For instance, the lower entrance off Ngaio Gorge Road south of the magazine site is legal road. This large area needs to be surveyed off and vested as reserve.

KiwiRail (railway) land – Much of the bush-covered slopes below the Johnsonville Railway line is owned by KiwiRail. The Council has three leases covering part of this land to facilitate restoration and slow down weed migration into the park. **Policies need to be developed with KiwiRail for other parts of the rail corridor.**

Private residential land containing primary bush remnants. Private land owners off Hanover Street have protected their land with QEII National Trust Covenants. There are also primary forest remnants on some of the private residential properties below Trelissick Crescent. Some of this private land is zoned conservation site with the balance zoned Outer Residential. **The aim is to increase covenanting by adjoining private land-owners.**

Action

- Improve protection of the lower park by stopping unformed legal road, **including road reserve areas in the park** and vesting as reserve.
- Review District Plan zonings for the park and where appropriate rezone to Conservation Site.
- **Encourage private landowners to covenant adjoining land.**
- **Progressively remove existing built encroachments along the park boundary (or along Ngaio Gorge Road).**

3.2.2 Ecology and biodiversity

Policies – forest management

- Maintain, enhance and restore the natural environment and wilderness character of the park.
- Prioritise weed control in the park, in particular old man's beard, Japanese honeysuckle and climbing asparagus. Tradescantia control will happen in targeted areas **only**, for instance in areas where replanting will occur, the infestation is isolated, or there is a **decreased** risk of reinvasion.
- Continue to manage possum, rat, hedgehog and mustelid populations in the park.
- Prioritise restoration planting around:
 - o ground cover for sprayed areas of tradescantia
 - o riparian planting in spaces left by willow eradication
 - o **area cleared of gorse below Trelissick Crescent and Japanese honeysuckle areas above the fish ladder** **infill planting**
 - o KiwiRail land following their weed control and subject to receiving KiwiRail funding
 - o slopes below Ngaio Gorge Road, following earthquake strengthening of the road
 - o emergent and canopy trees such as rimu, totara, tawa and kohekohe
 - o increasing the diversity of the forest ecosystem through understory and ground cover species, eg grasses, shrubs and vines.
 - o **providing food and habitat for birds.**
- **Clear fast-growing revegetation species or branches around planted canopy trees to provide more light and encourage growth.**

Policies – Kaiwharawhara and Korimako Streams:

- Improve water quality by eliminating pollution from sewer leakage and on-going public education about not disposing waste into the stormwater system.
- Remove barriers so that native fresh-water fauna can survive and move up and down the stream system.
- Stream stabilisation works shall minimise adverse visual impacts and retain or improve stream and riparian habitats.
- The debris trap shall be monitored to ensure that fish passage is maintained, and lowered further if required.
- Other barriers to fish passage will be identified and addressed on a priority basis as resources allow. Fish species along the stream will be monitored.
- All Any remaining willows shall be removed from the riparian margins of the stream and replaced with local native species.
- Storm-water run-off from hard surfaces of urban development after removal of bush cover shall be minimised by adopting the principles in the WCC Water Sensitive Urban Design Guidelines in all new urban developments.

The Kaiwharawhara Stream and its tributaries drain an area of steep hill land from Ngaio in the north to Zealandia the Karori Wildlife Sanctuary in the south. The Korimako and Silver Streams feed into the Kaiwharawhara, with points of confluence in the park.

The catchment has been highly modified with some parts running through suburban residential areas. It is notable, however, for the presence of significant primary lowland forest remnants, large areas of advanced secondary regrowth, as well as major reversion from pasture to scrub in the surrounding hills. Nearly 20 percent of the overall catchment is still covered by native vegetation.

The lower reaches below Trelissick Park pass through a small industrial area and some parts have been channelled through culverts. The mouth of the stream has been modified by reclamation but is still notable as the only 'natural' stream outlet on the inner harbour within Wellington City, identified as a site with significant biodiversity values in the coastal marine area of Greater Wellington's Draft Natural Resources Plan (2014). The area between Zealandia and Otari-Wilton's Bush has been heavily modified by the presence of two closed landfill sites under Appleton Park and Ian Galloway Park.

3.2.3 Recreation and access

Action

- Implement Investigate a new track link from Oban Street in Highland Park into the park to provide a second park entrance from Wadestown.
- Increase visibility of linkages outside the park to other WCC Reserves, particularly along waterways: Otari Wiltons Bush; Huntleigh Park; and Cummings Park.
- Encourage tracks to new areas of the park.

3.2.4 Culture and history

Policies

- Recognise the cultural and historic significance of the Park through understanding iwi and European settlement history.
- Protect the historic magazine building and the dry-stone walls along the access road and revetment wall on railway land below Crofton Downs station.

Further to the comment on 2.4 above (p 27), the reference in the Port Nicholson Block Deed of Settlement to the Kaiwharawhara Stream is appended below. The Statutory Acknowledgement area is the stream from where it meets the harbour to the western boundary of Lot 1 DP 350309 (below Waikowhai Street at the northern boundary of Trelissick Park - actually the Korimako Stream at this point). We have also copied below a historic reference to the Kaiwharawhara Stream tunnel from the GWRC Draft Natural Resources Plan, Schedule E5. Some or all of these should be included.

APPENDIX

PORT NICHOLSON BLOCK (TARANAKI WHĀNUI KI TE UPOKO O TE IKA) DEED OF SETTLEMENT: DOCUMENTS SCHEDULE

2 Statements of Association

The traditional, historical, cultural and spiritual associations of Taranaki Whānui ki Te Upoko o Te Ika with a particular area or site.

Kaiwharawhara Stream

The Kaiwharawhara stream has had a close association with Taranaki Whānui ki Te Upoko o Te Ika from its origins in Otari to its outlet to Wellington Harbour as one of the key source streams flowing to the harbour. Kaiwharawhara Pā, which was the early stronghold of Taringa Kuri (Te Kaeaea) and formed a gateway into Wellington Town, was located on the side of the Kaiwharawhara stream at its mouth. A trail wound through the forest from Thorndon, crossed the Kaiwharawhara Stream in Otari Reserve, headed up the spur and continued on to Makara. This section of the Kaiwharawhara Stream was then known as Te Mahanga. The track linked Taranaki Whānui ki Te Upoko o Te Ika settlements at Makara and Kaiwharawhara.

Settlers recorded gardens situated near the stream and Taranaki Whānui ki Te Upoko o Te Ika caught kaka in a clearing by the stream. Otari can mean "the place of snares". This stream like the others around the harbour held a stock of tuna (eel) that fed as they grew to maturity prior to migrating to spawn. Piharau, inanga and kokopu came into the stream to spawn along with other freshwater species.

The Kaiwharawhara diversion tunnel has significant historical value. It is a purpose-built air raid shelter that has had a useful role since the Second World War as a tunnel diverting the Kaiwharawhara Stream. Its construction freed up adjoining land for industrial development and roading purposes, and helped in flood control.