

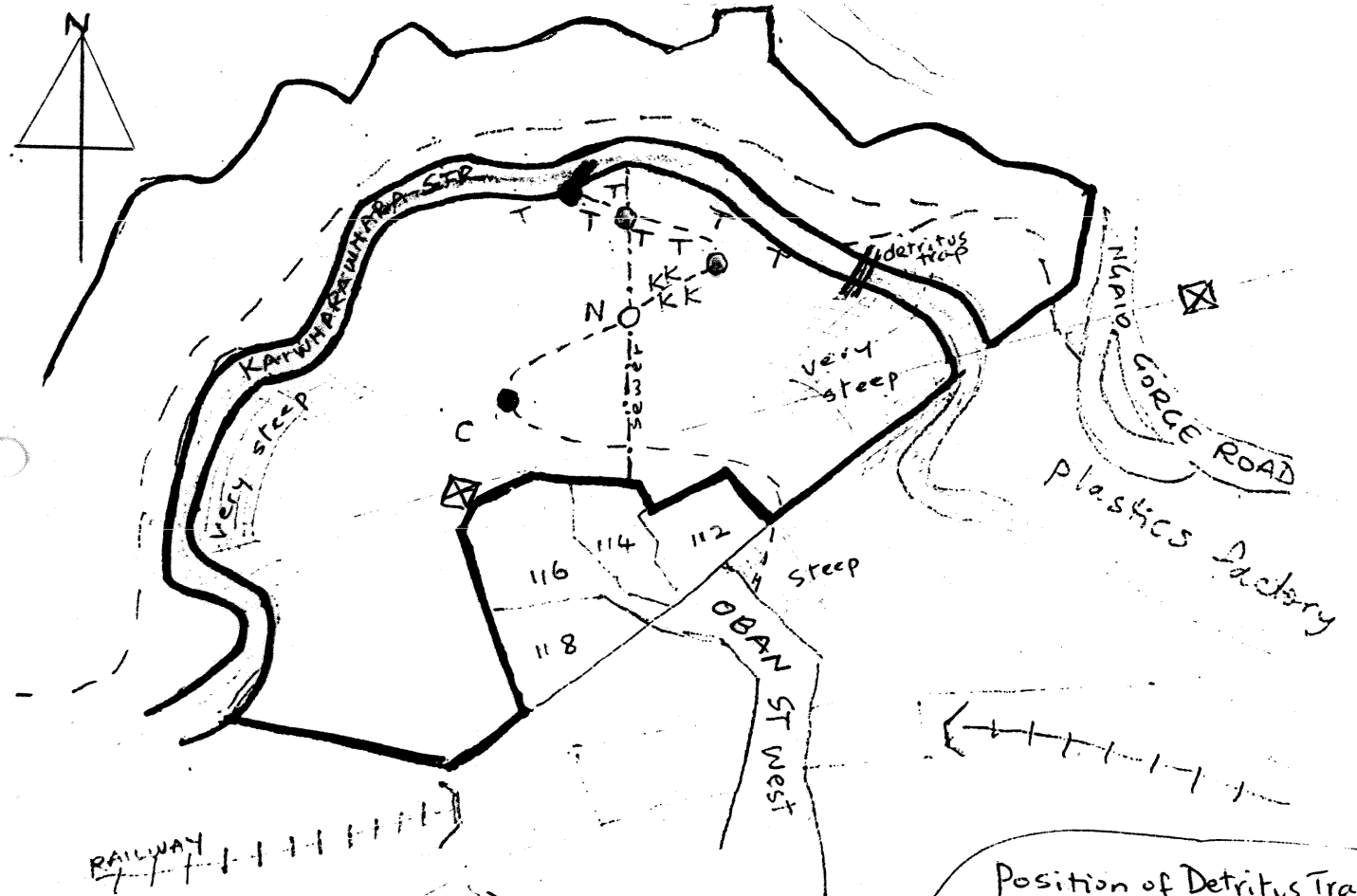
☒ = Pylons

- - - = Route traversed (very approx.)

| = Sewer (top portion exposed, but from Odowan underground)

Five coloured spots (one is white) indicate colours of plastic bags tied to trees along Route. There is a red/white stake in stream bed marking entry point.

APPENDIX 1



↑ please note that the pylon near 116 Oban St appears to be somewhat more to the west of position shown on Map 3 (Man Plan) (I have shifted it on above map).

Position of Detritus Trap (approx).

- Detr. Trap to Pylon  $245^\circ$  T
- Pylon to Pylon  $256^\circ$  T
- Detr. Trap to Corner of house 112 Oban St  $193^\circ$  T

Produced by Margaret & Keith MAYNARD 1996 or 1995

- Trees :
- T = Large Titokis. Those bordering Stream have been tagged with numbers 1605, 1606, etc by persons unknown. We suggest that Track keeps well clear of these good specimens to avoid root disturbance.
  - K = Large & small Karakas - some are huge. There is a patch of thousands of Karaka seedlings.
  - N = Giant spreading Ngaio, trunk  $\frac{1}{2}$  metre thick.
  - C = Large Cabbage Tree. Other small ones nearby. Also in this area some young titokis etc - about 1 metre.

CHRIS HORNE, 25 MANOHA STREET, WELLINGTON, PH 475-1025

## ADDITION OF LAND AND ACCESS TO TRELISSICK PARK

My interest in the park stems from numerous trips through it over the last 20 years, plus working in it on revegetation work as a contractor to the City Council during the winters of 1992 and 1993.

The park has much to offer Wellingtonians and visitors. The acquisition in 1994 of the Kaiwharawhara Powder Magazine added immensely to the historic interest of the park.

We now have the perfect opportunity to implement the section in the management plan pertaining to access and the section on park boundaries. By incorporating the Council-owned property at 112 Oban Street in the park, access from Oban Street down to Kaiwharawhara Stream would be obtained, and a substantial block of regenerating native forest on the True Right (south) bank of the stream added to the park.

At the moment there is only one access to the park from the Wadestown/Highland Park side, namely from Manover Street. This is the Northern Walkway route. By comparison, there are five access points to the park from the Ngaio side, namely Waikowhai Street, Trelissick Crescent (2) and Kaiwharawhara Road/Ngaio Gorge (2). Addition of access from Oban Street would help to overcome this imbalance, and provide ~~more~~ variety in routes across the park.

About a year ago, Margaret and Keith Maynard, plus Council officer Garth Nixon climbed from Kaiwharawhara Stream towards Oban Street, and produced the attached map of the route. APPENDIX 1

On 2 December 1996, I descended from near 112 Oban Street to Kaiwharawhara Stream. The only problem was a short section of gorse. The rest of my route down to the detritus trap in the stream was in regenerating native forest almost free of weed species. I had views across the gorge and down to the powder magazine. I crossed the stream at the detritus trap, whose concrete blocks acted as stepping stones, and could act as the basis of a bridge. During the descent, I prepared a preliminary list of native and adventive plants which is attached. APPENDIX 2

## RECOMMENDATIONS

1. I recommend that this committee recommend to the Council that this council-owned land be added to the park. This is the only secure way to protect the forest and landform in perpetuity, while guaranteeing public access to it.
2. I recommend that this committee designate the land as Scenic Reserve under the Reserves Act 1977.

## CONCLUSION

Implementation of these recommendations would be in keeping with the Our City - Our Future project's Natural Environment Goal 1, Goal 2 and urban containment target of Goal 4.

Chris Horne

2

Preliminary list of indigenous vascular plants on Wellington City Council land between 112 Urban Street, Wadestown and detritus trap in Kaiwharara Stream prepared by J.C.Horne on 2 December 1996.

TREES AND SHRUBS

Alectryon excelsus	- titoki	- see Note 1 below
Brachyglottis repanda	- rangiora	
Coprosma grandifolia	- kanono	
Coprosma lucida	- karamu	
Coprosma repens	- taupata	
Corynocarpus laevigatus	- karaka	- see Note 1 below
Geniostoma rupestre		
ssp ligustrifolium	- hangehange	
Honoria populnea	- lacebark/houhere	
Knightia excelsa	- rewarewa	
Melicope simplex	- poataniwha	
Melicope simplex		
x M. ternata		
Melicytus ramiflorus	- mahoe	
Myrsine australis	- mapou	
Pittosporum crassifolium	- karo	
Pittosporum ralphii		
Pittosporum tenuifolium	- kohuhu	
Cordyline australis	- ti kouka/cabbage tree	- see Note 1 below
<u>LIANES</u>		
Muehlenbeckia australis	- pohuenua	
Parsonsia sp	- kaiwhiria	
Rubus cissoides	- tataramoa/bush lawyer	

FERNS

Asplenium oblongifolium	- nuruhuruwhenua/shining spleenwort
Phymatosorus pustulatus	- kowaowao/houndstongue fern
Polystichum richardii	- pikopiko
Pteridium esculentum	- raruhe/bracken

-----

Preliminary list of adventive vascular plants on above site..

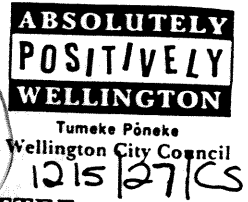
Blackberry  
 Boneseed  
 Cape ivy  
 Climbing asparagus  
 Tree lucerne  
 Veldt grass  
 Wandering willie  
 Willow

-----

Note 1 - refer to Appendix 1 for more information on this species.

Note 2 - Appendix 1 refers to giant, spreading ngaio.

Green Mudge - Property.  
Seal house & fence.  
Survey route for track  
& either covenant or add to park under  
Council of this order



REPORT 13  
1215/28/CS

REPORT TO: MAYOR BLUMSKY  
COMMUNITY, CULTURE AND RECREATION COMMITTEE

FROM: PROPERTY MANAGER AND RESERVES POLICY ADVISER,  
SOCIAL AND CULTURAL COMMISSIONING

DATE: 19 NOVEMBER 1996

SUBJECT: 112 OBAN STREET WADESTOWN AND 70 ONSLOW ROAD  
KHANDALLAH

Purpose of Report

Park - what value of land w. covenant on it?  
Mudge - couldn't put value on it till survey.  
- pos \$30-50000. House only say \$50000

To inform the Community, Culture and Recreation Committee of the proposed process to be followed in the sale of properties at 112 Oban Street, Wadestown and 70 Onslow Road, Khandallah.

Recommendations

Disposal of assets must go F+C after  
Council must determine if will sell or not

1. That the Community, Culture and Recreation Committee:

i) Note the report of Councillor Foster with respect to proposed land sales at 112 Oban Street, Wadestown and 70 Onslow Road, Khandallah;

Michells - council will consider it. Require F+C decision confirmed

ii) Note in relation to 112 Oban Street that:

- a) there has been a further written submission from the Trelissick Park Working Group and a number of verbal enquiries on the matter of sale of the land;
- b) there is no Council requirement for the house located on that part of the landholding described as Lot 2 DP 3932;
- c) a pedestrian access way will be established linking Oban Street with Trelissick Park;
- d) the location of the pedestrian access way will be determined between the Property Manager, the Reserves Policy Adviser and the Manager, Lands Commissioning to ensure that an appropriate graded route to Trelissick Park may be defined;
- e) that the land surplus to the pedestrian access way requirements will be considered closely by those parties identified in d) above, in relation to incorporating any land isolated from the house site into Trelissick Park;
- f) land identified surplus at e) above and subject to conservation site zoning will have appropriate conservation covenants placed on the title prior to sale;
- g) that there may be survey and subdivision costs involved in defining pedestrian access way, which will be funded from the current operational Commissioning budgets;

Decided: Michells & Ripert to discuss.  
Allen - why ignoring mgmt plan?  
Mudge - we v aware of mgmt plan

iii) Note in relation to 70 Onslow Road, that:

- a) the land is not required for reserve purposes or any other Council purpose;
- b) covenanting of the coastal escarpment part of the site is deemed an appropriate method of protecting the visual amenity and conservation values of the land;

No Vote taken  
Poorly controlled mtg - several talking at once  
Michells stifled debate

- c) the Property Manager will consult with the Reserves Policy Adviser to determine the exact area which should be made subject to conservation covenants and registered on the title prior to sale;

### Summary of Information

In May 1996, Property Department circulated a surplus property list to all Council departments requesting comments on a list of proposed sale of properties. Social and Cultural Commissioning made comments on the appropriateness of sale which included requirements in relation to protecting conservation values and access to Trelissick Park at 112 Oban Street and protecting conservation values at 70 Onslow Road.

In July 1996, Property Department submitted to the Finance and Corporate Management Committee a list of properties for approval to sell under Section 230 of the Local Government Act. At this point no further investigation of the requirements to protect values specified had been investigated. The process outlined above illustrates how the resolutions passed in July 1996 will be implemented by Property Department and Social and Cultural Commissioning.

### Consultation

Officers of Social and Cultural Commissioning and Property Department have met with Councillors and are working in close liaison to resolve the issues raised by Councillor Foster.

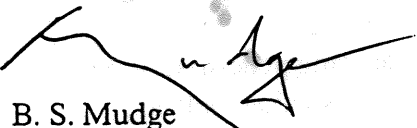
### Relevant Corporate Output

Provisions for administration of reserve lands and protection of lands for reserve purposes are contained within the business plan of Social and Cultural Commissioning.

The actions taken with respect to surplus property sales are contained within the business plan of Property Department.

### Attachments

- Annex 1 Report from Councillor Foster dated 11 November 1996
- Annex 2 Fact Sheet 77, Oban Street land
- Annex 3 Fact Sheet 18, Onslow Road land

  
B. S. Mudge  
Manager, Property

  
Pippa Player  
Reserves Policy Adviser  
Social and Cultural Commissioning

11 November 1996

**Report To:** Mayor Blumsky  
Members of the Community Culture and Recreation Committee  
Members of the Finance and Corporate Committee

**From:** Councillor Foster

**Subject:** Proposed land sales Oban St and Onslow Road

---

### **Reason for Report**

That committees should reconsider decisions to sell two pieces of land - part of 112 Oban Street, and 70 Onslow Road.

### **Recommendations**

- 1) That Council revoke its July 1996 decision to sell the piece of land at 112 Oban Street described as Pt Lot 3 DP 3932, as illustrated on Fact Sheet 11 (attached)
- 2) That the above piece of land be formally added to Trelisick Park, and that the process for affording it the appropriate reserve status be commenced forthwith.
- 3) That Council revoke its July 1996 decision to sell 70 Onslow Road described as Pt Lot 61 DP 8007, as illustrated on Fact Sheet 13 (attached) , until Council has completed investigations into its preferred form of protection for those areas of coastal escarpment along the Hutt Road not currently mapped Open Space.

### **Background**

The two pieces of land that are the subject of this report were approved for sale at the July 1996 Finance Committee and confirmed by that month's Council, as part of a list of potential property sales.

Having been away at the time of those meetings I circulated councillors with concerns about the two properties.

The properties were confirmed as surplus to requirements. Subsequently I have circulated a comprehensive memorandum to councillors and to the Property Manager asking why sale was processed in the light of the concerns raised. Despite the memo and several subsequent e mail and phone messages to the property department, a reply was not forthcoming for some 3 months to allow me to confirm the thinking that led officers to recommend sale.

6



The position of the two pieces of property is as follows:

- 1) **112 Oban St.** Described in the Finance Committee report as 'Conservation Site, steep vacant land, no longer required for reserve or housing purposes'

It is 4103 square metres of land in two titles, one small site includes a house and is not a matter of concern. However the bulk of the site is steeply sloping land which runs from Oban Street to the Kaiwharawhara stream, and is zoned conservation site on account of its vegetation. It has been identified as offering access to the Ngaio Gorge - Trellisick Park which it adjoins.

It is particularly important that councillors note that in the Ngaio Gorge - Trellisick Park Management Plan approved in 1994 the land was identified as a potential addition or buffer zone. Pertinent policies adopted were :

- 3.6.1 To extend the park boundaries as circumstances permit
- 3.6.2 To incorporate adjacent and nearby Council land in the park as appropriate
- 3.6.4 To initiate discussions with New Zealand Rail on the possible acquisition and management of railway land generally below the existing rail line.
- 3.6.5 To consider possible use of the railway corridor as an integral part of the park should the railway ever close.

Further the Plan states that " It would be logical for adjoining land particularly the 'Plastics Factory', the south side of the Kaiwharawhara stream, and the area from the confluence of the Korimako stream extending towards Wilton Bush and the Otari Native Botanic Garden to be considered as possible future extensions to the park in order to ensure the more comprehensive and integrated management and use of the entire gorge landscape."

It is difficult to reach any conclusion from the above other than that the land in question was clearly seen as an appropriate addition to the park, and resolved as such by Council.

I am advised that Lands Management, despite the above decided that placing a protective covenant and access covenant would be satisfactory, and hence the advice to Property that the site was 'not required'. It is quite clear that this was an endeavour to maintain lands purchasing budget.

That advice was clearly contrary to the intent of Council's adopted policy as set out in the Management Plan, and councillors were not advised of this by officers. It is of concern that what appears so explicit policy can be so easily set aside.

Accordingly it is my recommendation that the decision to sell the piece of land described as 'Pt Lot 3 DP 3932' is rescinded and the land is added to the Ngaio Gorge - Trellisick Park, and be given reserve status as is enjoyed by neighbouring parts of the Park.

- 2) **70 Onslow Road** - This site of 4961 square metres was held for drainage purposes, for which it is no longer required. It was described in the Finance paper as a 'steep vacant site, zoned residential, which was to be sold with a covenant over the coastal escarpment bordering the Hutt Road.

7

The site is covered in a significant amount of native vegetation, and visually significant as part of the escarpment.

The committee's may wish to reconsider the appropriateness of selling the site, even with a covenant.

Councillors might recall that in June as part of the Open Space hearings they approved a recommendation 'that the Council investigate the protection of the escarpment along the Hutt Road that is not currently mapped as Open Space'.

This site is included in this area. That investigation has not currently been undertaken. It may be that covenanting is determined as the appropriate form of protection. However it is possible that Council may determine a different form of protection should apply. Undoubtedly a consistent approach would be preferable, and this might be easier to achieved while Council owns some sites.

### Consultation

There has been consultation with the Property Department and Lands Commissioning and with the Ngaio Gorge - Trelisick Park Working Group, and the Highland Park Residents Association.

Andy Foster  
Councillor

Signed by  
Sue Kedgley  
Stephanie Cook  
Brian Barraclough  
Andy Foster  
Barbara Wef

Kenit Clark  
Celia Wade-Brown.



LP 80/430

ADDRESS: 112 Oban Street  
SUBURB: Wadestown  
LEGAL DESCRIPTION: Lot 2 & Part Lot 3, DP 3932

CERTIFICATE OF TITLE: 17A/334

AREA: 4,103 square metres  
ZONING - TRANSITIONAL DISTRICT PLAN: Residential

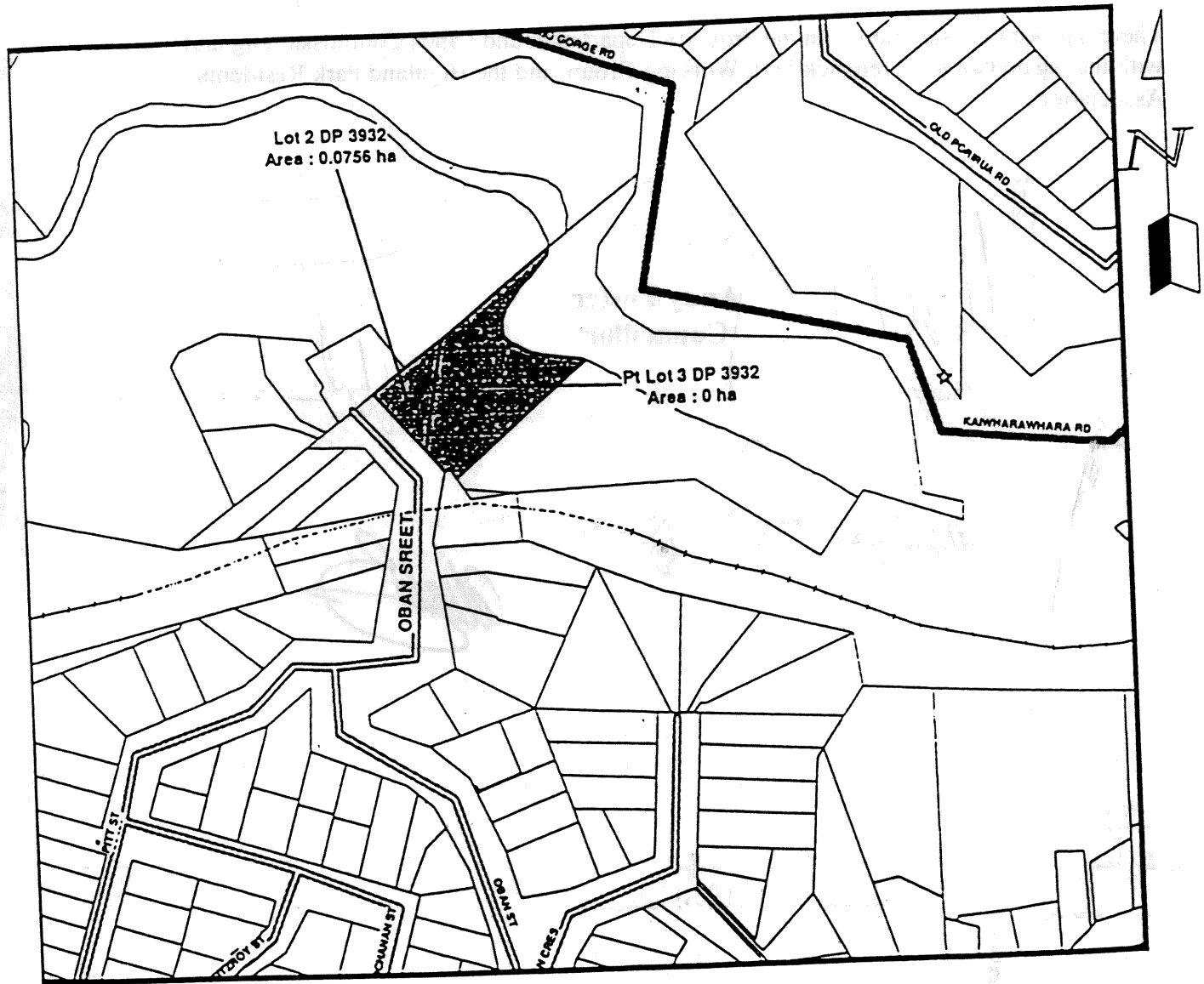
ZONING - PROPOSED DISTRICT PLAN: House - Outer Residential. Conservation site

GOVERNMENT VALUATION AS AT 30/9/95: \$120,000.00 ANNUAL RATES 95/96: \$741.90

BACKGROUND: No longer required for reserve or housing purposes.

SITE DESCRIPTION: A house is situated on the corner of the site overlooking Ngaio Gorge. The majority of the site is steep vacant land.

SITE/LOCATION PLAN:



8

9