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Battle Hill Farm Forest Park: Introduction

Battle Hill Farm Forest Park (Battle Hill) is the smallest of the Greater Wellington (GW) Regional Parks (502ha) and is situated in the Horokiri Valley on the Paekakariki Hill Rd, 6 kilometres north of Pauatahanui. The park's terrain encompasses rolling land in the valley floor that stretches up into the surrounding hills, and extends to the Puketiro forest boundary.

Various tributaries of the Horokiri Stream cross the Park dissecting the high steep hills to the east of the park which deposit gravel and silt into the valley floor below. These hills are covered in plantation forestry with a small remnant of native lowland forest located on the lower face, the remainder of the park is in pasture.

Battle Hill has a rich history, being the place of a fierce battle between Ngati Toa and European forces in 1846, hence its apt name. Battle Hill is also one of the last remaining extensive pastoral properties in the area, preserving the land use pattern established in the area a century ago.

The main entrance to the park skirts the western hills where walking tracks lead to the Battle site and offer views of the valley below. More tracks trace a route through to Transmission Gully and up into the plantation forest. The park attracts a number of visitors each year (95,000 in 2004/05) for recreational uses such as walking, Mountain Biking, horseriding, picnicking and camping.

Battle Hill is unique in terms of parks provided in the Wellington Region as it gives the opportunity to experience an operational, productive farming unit which hundreds of school children, community groups and corporate groups visit and participate in its up-keep each year.

Park History

Wellington's five regional parks were established in response to the need for "semi-remote" outdoor recreation opportunities, particularly on the fringe of urban areas. The parks provide accessible open space and recreational opportunities for the regional community while protecting important landscape, heritage and environmental values.

Battle Hill Farm Forest Park was bought from the Crown in 1987 to provide recreational access to a working farm, with the additional benefit of being able to secure access into the Council owned forests adjacent to the park.

The park's first management plan was approved in the early 1990's. Since that time, management and concept plans have been developed for improving the tracks, infrastructure, environmental restoration and plantings. The resource statement provides further background information about the park's values.

Vision

To enhance quality of life in the Wellington region by developing and managing Battle Hill as an integral part of the Wellington Regional Park network according to the following objectives.

Environmental, cultural heritage and landscape values

- Manage the environment and cultural heritage for the benefit of current and future generations, by:
 - actively protecting and appropriately managing the park as an operational pastoral farming unit using best practice techniques and enhancing the remaining native vegetation where appropriate.
 - ensuring ecosystems and any significant remnant vegetation that contributes to the overall health of the park are protected, their life supporting capacity are sustained, and they contribute to good water, air, soil and catchment values.
 - ensuring that Battle Hill Farm Forest Park will contribute to a diverse range of landscapes within the region.
 - protecting the park’s landscape values including the combination of pastoral land, remaining native vegetation and steep hills from excessive erosion or development.
 - protecting significant cultural heritage values and features relating to Maori and early European settlers.

Use

- Ensure people use, pursue their chosen recreational activities in, enjoy and learn from these lands in a sustainable manner that is compatible with the current uses as well as environmental and cultural heritage values of the park by:
 - providing recreational opportunities consistent with the primary recreational uses of experiencing a working productive farm, walking, tramping, picnicking, swimming, camping, horse riding, Mountain Biking and camping.
 - providing education opportunities including environmental and outdoor restoration.
 - ensuring any activities are consistent with this plan’s objectives and sustainable land management practices.
 - acknowledging the importance of existing or potential network utilities to the region, including Transmission Gully designation, and providing for their ongoing operation and maintenance.
 - promoting environmental best practice in all park uses and activities.

People

- Maintain and enhance relationships based on good faith, co-operation and understanding to achieve this plan’s objectives and contribute to a sustainable region.
- Work with landowners, neighbours, local and central government, agencies and the community to ensure their needs are met and reflected appropriately in park management.
- Respect tangata whenua interests by working together to:
 - recognise and provide for the traditional guardianship role of Tangata Whenua
 - actively protect Tangata Whenua interests in respect of their lands, forests, fisheries and other taonga.

Plan's Purpose

This plan represents a common understanding between Greater Wellington (GW) and the community about the future management of the park and its values. The plan guides Greater Wellington when managing Battle Hill and making decisions about land use, development and activities. It also sets out the policies and expectations that Greater Wellington has for others wishing to use the park or its facilities. Realising the plan's vision and objectives will mean considering these alongside each other when making decisions about the management of the park.

The plan is prepared in accordance with the provisions of the Local Government Act 1974 and Local Government Act 2002. Many of the policies and objectives reflect the GW's legal obligations in managing the land. These have been included for clarity and to provide the legal context governing management decisions.

GW officers and rangers are empowered by the Act's bylaws to control activities in the park. This is the chief regulatory mechanism for implementing the objectives and policies set out in this plan. The methods include advocacy, education and enforcement such as fines.

This plan does not remove the need for consents or authorisations required by other plans or regulatory frameworks, in particular, the Resource Management Act 1991 and the Historic Places Act 1993. Resource consents may be required to undertake activities within the park and are required prior to undertaking that activity.

This park management plan covers the area outlined in map 1. A schedule of the land's legal descriptions is contained within the appendix. Although there is plantation forestry area within the legal boundary of Battle Hill, the provisions within this management plan will only cover those aspects of forestry management that have direct impact on the park or recreational access into the forestry and will not cover operational aspects of managing the forest.

Regional Parks Network Management Plan

The Regional Parks Network Management Plan provides the vision and sets the direction for managing regional parks in the Wellington region. It provides the framework for addressing issues common to all regional parks, ensuring that they are managed in a comprehensive and consistent way. The Draft Battle Hill Farm Forest Park Management Plan is consistent with the vision and direction set in the network management plan.

Land Status

The legal description of the land parcels within Battle Hill can be found in the appendix. The lands are held by Greater Wellington in fee simple, but are managed by the Council for the purposes of reserve. The Local Government Act 2002 provides the statutory guidance for its management and the writing of this management plan.

Plan outline

Section 1 – Battle Hill Overview

This section provides an overview of the park and sets the context for the rest of the plan. It describes the park's location and ownership and outlines key legal, regulatory and decision-making frameworks important to its management.

Section 2 – Battle Hill Management Plan Objectives and Policies

This section sets out how we will manage Battle Hill to protect the environment and cultural heritage values while providing for sustainable uses, such as recreation. It is divided into five main parts, each containing objectives and policies, including how the plan will be monitored and reviewed.

Part A – Overarching management policies

Part B – Conserving our environment and cultural heritage

- Sustaining our environment
- Maintaining diverse landscapes
- Protecting cultural heritage.

Part C – Sustaining community and recreational opportunities and use

Part D – Partnerships in parks

- Involving community partners
- Working together with Tangata Whenua.

Part E – Research, monitoring and review

Section 3 – The way forward

This section sets out potential developments for Battle Hill Farm Forest Park, showing how the aims and objectives of the plan could be implemented within the park. This section also discusses the methods for implementing the plan, as well as funding processes.

Do you want to know more?

Please see our:
Battle Hill Farm Forest Park Newsletters
Park Brochures, available at Council Offices
Internet site www.gw.govt.nz
Regional Policy Statement
The Battle Hill Farm Forest Park Resource Statement

Management Plan and decision-making frameworks

The basis for this management plan is the requirements of the Local Government Act 1974 and the Local Government Act 2002. This management plan is consistent with both of these Acts' requirements and constitutes the Draft Battle Hill Farm Forest Park Management Plan for the purposes of the Local Government Act 1974.

Briefly, the Local Government Act 1974 empowered Greater Wellington to hold, manage and purchase land for regional parks to protect natural, environmental, landscape, educational, heritage and archaeological values or for its recreational significance or potential. While the 2002 Act replaces much of the 1974 Act, the provisions from the 1974 Act relating to Wellington regional parks have been retained until 2007. Management plans are mandatory for each regional park controlled and administered by the Regional Council (section 619D). The contents and preparation of this draft management plan have followed the procedures set out in sections 619E-619H of that Act.

The 2002 Act provides a new framework for local authorities to play a broad role in promoting the social, economic, environmental and cultural well being of their communities through a sustainable development approach. The Act sets out principles and consultation requirements for local authorities in performing their functions and requires clear and transparent decision making processes.

Legal and regulatory requirements

There is a range of legal and regulatory frameworks that affect the park and determine its use and development. This management plan states what Greater Wellington will do, not do, allow others to do or not, *within* the constraints set by any other Acts or regulations. Greater Wellington or any member of the public wanting to undertake an activity in the park has to satisfy the requirements of this plan as well as any other relevant plans or legislation.

The Resource Management Act 1991 is a key piece of legislation governing the management of land, water and air resources. Activities or development undertaken within the park must comply with the regional plans and the Porirua City District Plan. Other important regulatory frameworks relate to rural fire control, network utility providers, designations, roading and transportation.

Other key acts affecting park management include the Biosecurity Act 1993, the Historic Places Act 1993, the Health and Safety in Employment Act 1992, the Building Act 1991 and the Conservation Act 1987.

Relationship with other public lands

Battle Hill is adjacent to, or is near a number of other important ecological and recreational areas. This plan sets out how Greater Wellington will work with other agencies to enhance access and values from Battle Hill and other lands, e.g. through developing ecological corridors, recreational linkages and complementary experiences.

Council Policies

Greater Wellington has a number of important policies and requirements that affect the management of Battle Hill Farm Forest Park including:

- Regional Policy Statement and Regional Plans.
- Regional Pest Management Strategy.
- Environmental Strategies such as the Wetland Action Plan and the Strategy for Achieving Riparian Management in the Wellington Region.
- Regional Land Transport Strategy.
- The Long Term Council Community Plan (LTCCP).
- Policy on Significance.
- Regional Parks Network Management Plan.
- Policy for Recreation and Tourism, providing a decision-making process and criteria for assessing applications for concessions, fees, charges and bonds.
- Natural Materials Policy, providing a process and criteria for assessing applications to use or remove natural materials from regional parks and forests.
- Asset Management Plan, setting out the service level standards for physical recreational assets.
- Environmental Asset Management Plan, setting out the service level standards for environmental assets.
- Environmental Management System, outlining how the Parks department implements its environmental policy.
- Bylaws – for controlling activities within the parks.

Land acquisition

Greater Wellington will consider any future acquisition of land for Battle Hill according to the policies set out in the overarching management policies section. Current priorities for expanding the regional park network identified in the LTCCP are to maintain existing regional parks and recreation areas and to add Whitireia Park and Wairarapa Wetlands to the regional parks network.

Preparing the management plan: consultation

The first stage of consultation is complete. The purpose of the initial stage was to identify the key issues in the park's management and people's viewpoints. This involved undertaking initial discussions with relevant statutory agencies and Iwi. We notified our intention to review the management plan and called for public submissions (29 received). In addition, a newsletter was developed to inform the community about the review.

Key issues arising from feedback to date include the high value people accorded the park, its facilities and natural values. Improving access and facilities were requested by some submitter's and in the long-term most submitters thought that the existing values of the park were important to its future. This draft plan addresses those concerns in the policies contained in the next section and is the basis for further consultation. Greater Wellington is now seeking comment on this draft plan and submitters may be heard at a hearing, if they wish. Council will then consider the submissions and a final plan will be approved by Council.

Overarching management objectives and policies

To achieve this plan's objectives and policies, it is important to look at the park as a whole entity, as well as proposals outside the park boundaries and other legal frameworks affecting the park. This section sets out more general park policies affecting park management. Other parts of the plan address the park's multiple values more specifically and should also be considered in decision making.

Sustainable management is an integral part of the park's management and development. In deciding what 'we do' and how 'we do it' we must weigh up the different values affected in different ways by the park's use and management. Other developments outside the park may also have effects on the park, including roading, future land use and surrounding the park with extensive subdivision. Opportunities may also be available through other regulatory processes, such as subdivision, to add to the park.

While Battle Hill is too small to divide into Management Zone's, as is the case with the other Regional Parks, for ease of reference this plan will discuss the Park in terms of landuse's as follows; the Bush Reserve, Grazing Land and the Eastern Hills Forestry Block. These titles imply the land's uses and therefore reflects the type of management required and consequently guides the decisions for the day to day activities in each area. Maps showing the predominant recreation activities, tracks, ownership and other management considerations are provided in the 'Way Forward' section of the plan.

Good relationships with landowners, territorial authorities, Iwi and the Department of Conservation are important to realising this plan's aims and aspirations. This plan does not seek to control the use of land not owned by the Council. In these cases the Council will use advocacy to achieve the plan's aspirations.

Implementation of this section's objectives and policies rely on robust decision-making processes, including those required by this plan and other processes such as the Resource Management Act. Within this plan, the effect of an activity or development proposal on all of the park's values will be taken into account. Decision-making processes will consider all parts of the plan, with no objective or policy seen in isolation.

Objectives

The basis for park management is legal compliance and co-operative relationships with regulatory authorities, landowners, iwi, utility operators, and the community.

Park management and development will be sustainable for the benefit of current and future generations.

Decision-making processes affecting the park will be integrated and holistic, taking into account environmental and social considerations.

Policies

Plan's relationship to other plans and legislation

- 1.1 To continue to manage and develop the park in accordance with the Local Government Act 1974, the Local Government Act 2002 and the Resource Management Act 1991, including regional and district plans. Greater Wellington, in accordance with Council policy and statutory powers, is responsible for decision-making processes affecting the park.
- 1.2 To reinvest revenue generated within the park for park management. The Local Government Act 2002 provisions govern expenditure.

Sustainable management

- 1.3 To support the use of the park as a place that encourages increased learning about the environment, cultural heritage and best practice for sustainable land use management.
- 1.4 To advocate and demonstrate best farming practices and environmental management in the park.
- 1.5 To assess the environmental and recreational effects of proposed activities within the park in accordance with the objectives and policies set out in this plan.
- 1.6 To ensure adverse effects from management, development and other activities on the park's farming productivity and landscape, cultural, recreational, environmental or heritage values are avoided, remedied or mitigated.
- 1.7 When considering applications for new or renewed activities and uses affecting the park, to:
 - provide for activities and uses that are sustainable and contribute to a sustainable region.
 - discourage or prohibit activities and uses that are unsustainable, detract from a sustainable region or are incompatible with park values.
- 1.8 To manage the risk from natural hazards to people, assets and the environment by:
 - not siting facilities or structures in hazard zones, such as floodplains, on erosion prone or unstable land,
 - closing tracks or areas, either temporarily or permanently, that pose a risk to health and safety,
 - suitably identifying and sign posting roads and trails,
 - adopting management practices that minimise erosion or sediment entering water bodies.
- 1.9 To take environmental values into account when mitigating hazard risks.

Land tenure, acquisition and disposal

- 1.10** To negotiate, where appropriate, for the lease, acquisition, right-of-way, caveat, disposal, purchase or gifting of land under public and private ownership within or adjacent to the park.
- 1.11** When purchasing, acquiring or disposing of land, to use one or more of the following criteria:
- the benefit, enjoyment and use of the park by the public would be enhanced
 - public access to or use of the park would be improved
 - the character of existing park land would be further protected
 - important environmental and cultural heritage values of the park would be protected
 - existing recreational opportunities would be enhanced or added to
 - park boundaries would be rationalised
 - future management and development of the park would benefit
 - greater linkages to other public lands would be achieved

Linkages

- 1.12** To work with other agencies to develop improved linkages with other public lands
- 1.13** To encourage and create opportunities to link access, open space and ecological corridors to and from the park if subdivision or development is proposed in areas adjacent to the park.
- 1.14** To advocate for and encourage greater access to the park from public transport and for non-vehicular access (e.g. walkers, mountain bikers, horse riders).

Development affecting the park

- 1.15** To identify and assess the effects on the park from proposals affecting the park in accordance with this plan's objectives and policies, for instance, roading or subdivision.

Park development

- 1.16** To avoid siting or retaining permanent facilities and structures in natural hazard zones (i.e. areas prone to flooding, erosion, slope instability, such as near rivers or steep areas).
- 1.17** To concentrate intensive use and development of park facilities at existing developed areas, wherever possible.
- 1.18** To design new facilities, buildings and structures to agreed standards¹ and to reflect the park's natural setting.

¹ Greater Wellington meets the NZ Building code requirements for structures and in addition, for tracks, bridges, and board walks Greater Wellington uses the New Zealand Standard SNZ HB 8630 :2004 'NZ Handbook - Tracks and Outdoor Visitors Structures'

- 1.19 To maintain a network of tracks that provides access through the park and a range of recreational opportunities.
- 1.20 To offer varied opportunities for park users by providing multiple use tracks and facilities where possible and appropriate.
- 1.21 To provide signs and track markers for visitor information and interpretation, and to help promote the safe and enjoyable use of the park.
- 1.22 To continue to develop park entry areas and key development nodes as focal points for visitor activity in the park.
- 1.23 To provide vehicle parking areas, where practicable, at key park nodes.
- 1.24 The following areas will continue to serve as the main focal points for visitor activity:
 - The Abbot Homestead
 - The Ken Gray Education centre
- 1.25 That provisions for access across the Transmission Gully designation will be negotiated with Transit to ensure that the park remains cohesive.

Naming and Commemorations

- 1.26 Naming, memorials and commemorations will be considered according to the objectives and policies set out in the Regional Parks Network Plan.
- 1.27 Memorials and commemorative tree planting will only be allowed with the prior approval of the Manager, Parks.
- 1.28 The spreading or burial of ashes and the burial of body parts within the park is prohibited.

Conserving our environment and cultural heritage

Sustaining our environment

New Zealand is one of the world's 25 biodiversity "hotspots". Since people's arrival in New Zealand, there has been a drastic reduction in the biodiversity of indigenous species and ecosystems. Only 25% of the nation's original forest cover remains. The challenges are now to 'halt the decline', preventing further losses to the region's biodiversity, and to minimise the adverse impacts of our activities on the environment.

Threats to the area's biodiversity values include plant and animal pests, further fragmentation of areas, natural hazards and the effects of human activities. Management actions, park developments, inappropriate activities or overuse can pose a threat to ecosystems, by disturbing habitat or species, reducing soil or water quality, or further fragmentation.

Although Battle Hill's landscape has largely been modified there are still significant remnants of native vegetation which are good representations of the types of indigenous flora that would have once been typical in the Wellington Region.

A small coastal forest remnant (35ha) can be found at the front of the park, as well as areas of low producing grassland and indigenous forest within the plantation forest at the back of the park.

The bush forest block, although small is a valuable piece of vegetation; this value is increased due to its proximity to a larger block of bush of similar composition located adjacent to the park. The bush is dominated by tawa and titoki, while the upper slopes are almost pure kohekohe are present in swampy lower areas, kahikatea, pukatea and swamp maire are present.

Most importantly this remnant has the last remaining self sustaining population of the rare plant *Rhabdothamnus solandri*. It is an orange flowered shrub, only pollinated by honeyeaters, luckily two appropriate bird species (bellbird and tui) still use this remnant ensuring that population can survive. Other plants of significance found within this remnant are referenced in the "Battle Hill Farm Forest Park Resource Statement", available on the GW website.

Other areas of ecological significance include; the restoration projects which various community groups, the rangers and volunteers, have been restoring along the Horokiri Stream, the Horokiri Stream itself which supports a number of rare native fish and a small wetland area located in the Transmission Gully area.

Areas of high ecological value will be managed primarily to protect and enhance these values, sustain their life-supporting capacity and contribute to the region's indigenous biodiversity. Through this plan we aim to protect existing areas of indigenous vegetation through managing and controlling pests and activities undertaken in the park. Other activities such as the restoration of bush remnants and re-vegetation of riparian areas are also undertaken.

Battle Hill Farm Forest Park contains a mix of environments that contribute to its character and diversity and range from open pasture areas and rivers to mature indigenous forest. Those diverse environments need to be managed in different ways.

Objectives

The indigenous forests and other areas of significant regenerating indigenous vegetation are actively protected and appropriately managed.

Modified ecosystems are healthy, their life supporting capacity is sustained, and they contribute to good water, air, soil and catchment values.

Policies

Ecosystem Protection and Enhancement

- 2.1 To protect, enhance, and where appropriate restore, indigenous ecosystems within Battle Hill Farm Forest Park.
- 2.2 To protect, enhance or restore indigenous ecosystems within the park that:
 - are currently or are likely to be under a high degree of threat.
 - are representative of the region's indigenous biodiversity.
 - are regionally or nationally rare or vulnerable.
 - have special features such as regionally or nationally rare or vulnerable or unique species, populations of species known or likely to be valuable as a genetic resource, an unusually high diversity of indigenous species, unique or unusual geological features, or special cultural or spiritual values.
 - are, or have the potential to be, significant areas of indigenous vegetation or significant habitats of indigenous fauna.
- 2.3 The high priority indigenous areas in the park are listed in Table 1: Significant environmental areas and features.
- 2.4 To base the nature and level of protection or enhancement upon the values of the ecosystem and its ability to restore itself, and the other key values of the area (such as recreational values).
- 2.5 To allow for natural regeneration of modified or degraded native ecosystems where they are likely to regenerate without active intervention, e.g. where there is a local seed source and the ecosystem has the capacity to restore itself.
- 2.6 When restoring areas, to use plants sourced from the appropriate ecological district² wherever possible. Restoration of the bush block will be in accordance with the species list provided by the Wellington Botanical Society.
- 2.7 When assessing and implementing enhancement and restoration projects, to also consider:
 - opportunities for planting species that may be used for social and cultural purposes such as for medicinal uses and weaving, and plants of significance to Tangata Whenua.
 - the contribution the area could make to ecological corridors within the region.
 - the level of public support and involvement.

² Battle Hill straddles two ecological districts; the Tararua and the Sounds-Wellington ecological districts.

- 2.8** To maintain the native ecosystems of waterways and to minimise threats to the water quality and quantity in streams in Battle Hill and related catchments, as far as practicable.
- 2.9** To prevent the isolation and fragmentation of ecosystems in and adjacent to the park by promoting linking corridors and buffer zones in and through the park.

Table 1: Significant environmental areas and features

General Area	Site/Description	Reasons for Significance
Native Bush Remnant	35 ha remnant block of coastal native vegetation located in the western part of Battle Hill.	<p>Contains last self sustaining population of the rare plant, "<i>Rhabdothamnus solandri</i>" in the region</p> <p>Habitat values, particularly in conjunction with adjacent neighbouring bush block</p>
Swampy Gully Wetland and restoration plantings	Approximately 10 hectares of progressively restored wetland located on a tributary of the Horokiri Stream	<p>Native restoration, using appropriate locally sourced species with future habitat values.</p> <p>Rehabilitation of ecosystem integrity through maintenance of water quality and habitats</p>
Horokiri Stream, tributaries and riparian plantings (1.5ha of restored riparian plantings)	Horokiri stream and tributaries drain the hills above Transmission Gully and the Horokiri Valley into the Pauatahanui Inlet.	<p>Provide habitat for a number of rare or threatened native fish species including banded and giant Kokopu</p> <p>Assist in maintaining water quality and ecosystem health within the catchments.</p>

Pest Plants and Pest Animals

- 2.10** To actively control pest plants and pest animals to allow for the recovery of indigenous ecosystems and sustain their life-supporting capacity.
- 2.11** To base pest plant and pest animal control on the:
- vulnerability and ecological value of the ecosystem under threat.
 - nature and extent of the threat posed.
 - distribution and size of the pest population.
 - requirements of the Regional Pest Management Strategy.
 - requirements of the pest plant plan for the Battle Hill bush remnant
- 2.12** To take all practicable steps to prevent new pest plant and pest animal infestations and to survey regularly for new infestations.
- 2.13** To control pest plants and pest animals using the most efficient and effective techniques available. Assessments of effectiveness will take into account the adverse effects on non-target species, the environment and human health.
- 2.14** To monitor the:
- locations, nature and extent of pest plant and pest animal infestations in the park.
 - results of pest plant and pest animal control operations in terms of the distribution and size of the pest population.
 - ecological outcomes of pest plant and animal control.
- 2.15** To ensure that the management of pest plants takes into account the need for a restoration plan for the area, to prevent re-infestation of weed species.

Introduced Plants

- 2.16** To plant introduced plants only where:
- they have a specific purpose or amenity value in accordance with the management objectives of the area; and
 - the area has low indigenous ecological values; and
 - they pose a low threat to indigenous ecosystems.
- 2.17** To enable existing introduced plants to be removed for ecological purposes, except where they:
- are of historical or cultural significance; or
 - are acting as a “nurse crop” for native species; or
 - have a high amenity value; or
 - are there to support farming or forestry activities; or
 - provide another important facility such as erosion control or protection of heritage features.

Landscape and Geological values

The landscape is essentially a combination of landform, land cover and land use. Landform is the soil and rocks shaped by geological and natural processes over time. It is the shape of the land, and includes rivers, lakes and wetlands. Land cover could include pasture or regenerating indigenous forest. Human activities may leave a mark on the land – from the small and temporary to the large and long lasting. Landscape has both intrinsic and amenity values.

People value landscapes for a variety of reasons and there may be conflicts between the level of land use change that is acceptable to land users and the regional community's desire for the protection of landscape values. This management plan aims to protect those values in a way that is sympathetic to the park's character.

Battle Hill sits astride the Horokiri Valley and Transmission Gully, about 5km inland from the sea. The Park area has been subjected to land formation processes of uplift, erosion and deposition and this is reflected in the topography of the Park, that of steep hills to the east which erode and deposit silt and gravel onto the valley floor.

The landscape character of the park can be described as farmland, ranging from river flats, to undulating rolling hills leading to forested backcountry steeplands. These can be divided into three main landform groups, lowland, capland and slopeland in a primarily European style pastoral landscape. This perception is enhanced with the agricultural buildings located at the "front" of the property surrounded by a mixture of mature specimen trees, which are visible from most parts of the park.

Regional parks are places where sustainable activities will be encouraged. Some of these activities may have effects on the landscape, which need to be balanced against their other benefits, for example, the proposed alternate State Highway through Transmission Gully.

Changes in use and development of landscapes can potentially affect their intrinsic and amenity values. Adverse effects on landscape values can occur as a result of cumulative as well as individual effects. The plan does not prevent the use of landscapes and geological features but protects them from inappropriate development and use. In determining the appropriateness of any land use, considerations will include the values that make those features important.

Objectives

Battle Hill Farm Forest Park will contribute to the diverse range of landscapes within the region.

The park's landscape values are protected from inappropriate use and development.

Geological features such as river flats and gravel alluvial deposits are protected from inappropriate use and development.

Policies

- 2.18** To recognise and take account of the landscape values of Battle Hill Farm Forest Park in its management, use and development.
- 2.19** To manage the use, development and protection of landscapes significant to Tangata Whenua³.
- 2.20** To protect the park's key landscape features and values from inappropriate use and development. Key landscape features include:
- European style pastoral character
 - The combination of unbroken pasturised riverflat to forested steplands
 - The eastern hills slopes
 - Patchwork of mature specimen trees and native vegetation
 - Native bush remnant
- 2.21** To protect significant modified landscape features such as the farmyard and cemetery from inappropriate use or development.
- 2.22** To promote the maintenance and enhancement of the amenity and intrinsic values of the landscape and landforms of the park.
- 2.23** To advocate for the protection of the park's key geological features and values from inappropriate use and development.
- 2.24** To apply policies for 'assessing activities and uses' to address effects on landscape and geological values and to ensure any adverse effects from developments or activities of those values, or cultural values, are avoided, remedied or mitigated.

Assessing activities and future development against these objectives and policies is the principal way that landscape values will be managed in the park. The expected result is that the essential character of landscape values, and geological features of the park will be retained. The lands will continue to provide an environment that contributes to the regional identity and distinctive sense of place. People will continue to enjoy the landscape values and natural heritage when using these areas for recreation, which in turn contributes to the health and well being of the regional community.

³ Following further consultation with Iwi, more detailed information may be included at a later date

Protecting cultural heritage

Cultural heritage is the living historical record that includes landscapes, important moments in communities', peoples', tribes' or the nation's development, as well as people's stories and connections with 'place'. Cultural heritage conservation is more than just protecting historic places, buildings or structures. It is a dynamic process keeping alive peoples' association with place, as well as protecting specific sites and structures.

Heritage is diverse and may have tangible and/or intangible aspects. Tangible heritage includes land, landforms, buildings, structures and archaeological sites. Natural features such as springs, swamps and streams may also be associated with traditional activities or have particular historical or cultural significance. Intangible heritage includes stories, sites of significance and associations with place.

Archaeological sites are places associated with human activity before 1900, where there may be evidence relating to New Zealand history. Sites can include pa sites, middens, trading, or logging sites. In many instances physical evidence may not be obvious. Architectural or built heritage includes buildings, bridges and dams. Any heritage type may be considered to be wahi tapu (sacred places) or wahi taonga (treasures) for Iwi, Hapu or Whanau based on their tikanga.

Archaeological and architectural heritage is protected by the Historic Places Act 1993. The Act requires local authorities to have particular regard to heritage values when developing policies and making decisions about resources. It is an offence to remove or damage sites protected under this Act, including wahi tapu.

One of the key challenges in protecting cultural heritage values is identifying the values that still exist. Heritage values must first be assessed and recorded and then protected from physical damage, for instance, vandalism, animal browsing or land disturbance. Where features can't be maintained, for example through erosion, information can still be collected.

Battle Hill has extensive heritage and archaeological value for Maori and European alike. In depth discussion of this can be found in the "History and Cultural Heritage" section of the "Battle Hill Farm Forest Park resource statement" 2006. In terms of this management plan it is suffice to say that the "point of difference" for this park from the rest of the network is the high heritage values it holds as the site of a significant battle between Ngati Toa and the Crown. It also represents the preservation of an historical landscape, that of European traditional pastoral farm, fast disappearing in this area.

The framework for a heritage building's conservation is the ICOMOS New Zealand Charter for the conservation of places of cultural heritage value. Greater Wellington's policies and practices are based on this Charter. Greater Wellington will work with Tangata Whenua to ensure that areas and values of significance to Tangata Whenua are appropriately protected. Greater Wellington will also continue to work with the Historic Places Trust when managing heritage sites.

Objective

Significant heritage values and features are protected from inappropriate use or development.

Policies

Identification and Information Gathering

2.25 To identify, protect and preserve information and knowledge related to significant heritage sites and values of the park:

- According to national standards and Tangata Whenua tikanga.
- Having appropriate regard to relevant privacy issues and cultural requirements.

Management and Protection

2.26 To manage historic and cultural heritage features based on their significance and the level and urgency of threat to them.

2.27 To ensure assessments of the “significance” of features take into account:

- Age, rarity and representativeness.
- The nature and level of information available about the features.
- The historical, social, architectural, archaeological, cultural, educational and scientific value of the features.
- Whether the features are collective, i.e. part of a wider historical and cultural complex and/or encompassing a number of heritage features.

2.28 The key sites of cultural, archeological or heritage significance within the park include:

- Abbot Homestead site
- Ken Gray Education Centre
- Battle Hill monument marking the battle site
- The rifle trenches
- The Abbot family headstones

2.29 To develop conservation plans for significant heritage features as appropriate.

2.30 To restore or enhance degraded heritage areas or features where possible and appropriate.

2.31 To adhere to nationally established procedures where historic and cultural heritage features or artifacts are unearthed (established by the Historic Places and Antiquities Acts).

2.32 No removal or damage of cultural heritage sites and areas is permitted.

2.33 To advocate for further cultural heritage protection through a range of planning mechanisms such as District and Regional plans.

Interpretation

- 2.34** To actively inform the public about the heritage values of the park through interpretation, information and events.
- 2.35** To present and interpret significant heritage values to the community, except where they may be:
- At risk from damage or vandalism through increased knowledge or access.
 - Particularly sensitive areas such as grave sites or wahi tapu, for which greater information and public access could degrade the areas physically or spiritually.
- 2.38** To work with Tangata Whenua in the management of historic and cultural heritage.
- 2.39** To manage sites of significance to Tangata Whenua in a manner determined through consultation, taking into account:
- Nationally and locally established protocols relating to the management of cultural artifacts or human remains.
 - Tangata Whenua determination of the disclosure or non-disclosure of sites and information.
- 2.40** To repatriate artifacts to Tangata Whenua in accordance with the Antiquities Act 1975.

Involving the community

- 2.41** To work with relevant community groups and historical societies to identify, assess and interpret historical and heritage sites.
- 2.42** To encourage a greater awareness of the range and significance of the cultural heritage values and features of the park within the community.

The region's cultural heritage is a vital component of regional identity and central to many people's sense of place. Preserving knowledge and physical artefacts, as well as sharing this through interpretation panels on site and brochures are the main methods used to achieve this in the park. Although difficult to measure, increasing people's knowledge and appreciation of cultural heritage values are the most important outcome sought from this section's objectives and policies.

Why is it called Battle Hill?

On a cold August morning in 1846 the first shot was fired in a confrontation between Government forces and around 300 of Te Rangihaeata's Ngati Toa near the summit of Battle Hill.

Relationships between the Crown and Maori in the Wellington region had been breaking down for some years, due to the New Zealand Company's attempts to purchase large tracts of land for Pakeha settlers. Maori under the protection of Te Rangihaeata had been evicted from their lands in the Hutt Valley and Crown attempts at arbitration were unsuccessful as Ngati Toa continued to resist growing pressure to sell their land.

In a climate of mounting fear following the conflict and deaths at Wairau and in the Hutt Valley, Governor Grey hatched a two-pronged plan to secure Ngati Toa's land by stealth. The first phase of the plan was to kidnap Te Rauparaha from his Pa in Plimmerton, and then the way was clear for Grey to launch a second-phase attack on Te Rangihaeata and his Ngati Toa, and Ngati Rangatahi allies.

Leaving from the Hutt Valley, a mixed group of around 500 British troops, police, militia and Te Atiawa allies joined forces to converge on Te Rangihaeata's pa at Pauatahanui. Finding it deserted, they pursued him through dense forest up the Horokiri Valley to what is now Battle Hill Farm Forest Park. A few hundred Ngati Toa under the leadership of Rawiri Puaha joined with Grey's forces in pursuit of Te Rangihaeata. However these warriors turned out to be loyal supporters of Te Rangihaeata, supplying him with ammunition and assistance in effecting his eventual escape.

Te Rangihaeata had built a temporary pa on an almost unassailable razorback ridge near the summit of Battle Hill. On the morning of 6 August, the Government force attacked and tried to storm the pa. Return fire from Te Rangihaeata's men halted the attack, killing three Government troops. Sending to Porirua for backup mortars, the allied force settled into a siege, and bombarded Te Rangihaeata's pa for several days.

On 13 August, after losing at least nine people and only just surviving on mamaku, Ngati Toa fled north. Te Rangihaeata was never to return to his turangawaewae or "place of standing" in the Wellington area. Instead he was forced to live out the remaining 10 years of his life in exile with his Ngati Huia relations, at Poroutawhao, north of Levin.

Demoralised and devoid of the leadership and protection of their two principal chiefs, Ngati Toa finally conceded to Crown demands for the sale of their land. In return for a few thousand pounds and the promise of Te Rauparaha's release, the Crown extracted from Ngati Toa around 608,000 acres in the Wairau and 25,000 acres in Porirua, including what is now the Battle Hill Farm Forest Park.

In 1860 the bush covered land was sold to the 62 year old Henry Abbott who set about clearing it and stocking it with cattle. On his death in 1882 the farm passed to his sons Roderick and Nicholas, and it remained with his family until 1975. Wellington Regional Council purchased the park in 1987. Henry Abbott, together with his son Henry and daughters Maria and Delia are buried at Battle Hill in a small graveyard, together with two of the three militiamen killed in the battle of 1846.

Sustaining opportunities and use

Policies

Access

- 3.1** To allow free public access to the park, subject to necessary restrictions relating to:
- Farming, forestry or potential wind energy operations
 - Protection of environmental, heritage and Tangata Whenua values.
 - Maintenance of public health and safety.
 - Management purposes, including plantation forestry operations, pest control and water collection and distribution.
 - Approved special events, leases, licences and concessions.
- 3.2** To minimise the impact of any necessary restrictions on public access.

Use and occupation

- 3.3** To grant exclusive use of park resources that is consistent with this plan's policies and objectives only to the extent necessary to enable an activity that could not otherwise proceed. The 'assessing activities and uses' provisions of this plan apply.
- 3.4** To provide for activities and uses that are appropriate to the park's character and management objectives, and subject to any conditions deemed appropriate.
- 3.5** Activities and uses that are allowed, managed, restricted or prohibited under this plan are contained in Table 2.

Park facilities – use and development

- 3.6** To provide facilities and services necessary to enhance visitor experiences and that contribute to environmental protection, maintaining recreational opportunities, interpretation and information, managing conflicting demands, and public health and safety.
- 3.7** To locate facilities and structures at the entrance of the park.
- 3.8** To require park visitors and concessionaires to remove any rubbish they bring to, or generate in the park (except at designated campgrounds, where limited rubbish facilities are provided).
- 3.9** When developing new tracks, to give priority to⁴:
- Developing links to other important recreational areas such as through the Akatarawa's.
 - Developing circuits and loop tracks.
 - Protecting environmental and heritage features.
- 3.10** To provide opportunities for educational and recreational programmes within the park.
- 3.11** To allow special events that are consistent with this plan's objectives at the discretion of the Manager, Parks.

⁴ Please refer to Section 4 'The Way Forward' for park maps and potential tracks to be developed

Table 2: Battle Hill Farm Forest Park activities and uses by management area

Category	Description	Area 1 Bush Remnant	Area 2 Grazing Land	Area 3 Eastern Hills Forestry Block
Allowed	These activities do not require the use of services or facilities other than those provided to all casual park users and are not undertaken for financial gain.	Walking, picnics, swimming	Walking, tramping, running, picnics, camping, swimming, Mt Biking	Walking, tramping, running, Mt Biking,
Managed	These activities generally require a specific location, which may involve the exclusive use or occupation of an area or resource, and/or could adversely affect natural and cultural values or safety. An application may be required, please refer to the Ranger	Collection of natural materials	Collection of natural materials	Collection of natural materials
Restricted	Applications need to be made to Greater Wellington, and will be considered on a case by case basis in accordance with the factors outlined under the network plan policy for “Assessing Effects of Activities and Uses”.	Any activity that is not 'allowed', 'managed' or 'prohibited' – including Non-/commercial concessions (events, filming, tourism operations), removal of natural materials. (see network plan for further information)		
Prohibited	Activities that have long-term adverse effects on the environment, or would detract from the enjoyment of other forest users.	Hunting, Camping, Motorised recreation, dog walking	Hunting, Motorised recreation, dog walking	Camping, hunting, dog walking

Greater Wellington and Battle Hill Forestry Operations

Greater Wellington has managed plantation forests in the region to provide regional employment opportunities, to suppress gorse and for soil conservation purposes. The lands are now held primarily for the protection of the future water collection areas and for economic return. A more intensive silviculture programme has been introduced and an age structure regime is used for rotations. Prior to logging, an assessment is carried out to determine whether the area will be replanted.

Battle Hill was purchased with the dual intention of providing the community with opportunities to experience an “operational farm” as well as to facilitate access to, and development of, the Eastern Hills forestry block, included within the Park boundary.

The forestry was seen as having three main functions: the generation of income, providing an attractive setting for recreation use and a visitor attraction through the demonstration of forest management practices.

In 1992, the Park was split into two sections with the front 160ha area being kept for farming and recreation, and the remaining 309ha to be developed as forest plantation. Originally two forestry blocks were planted by the Ministry of Transport in 1973 and 1974 of land area 15ha and 44ha respectively. Today almost half that area has been logged with the balance overdue for logging and awaiting suitable market conditions. 22ha of logged forest is now replanted and scheduled for harvest in 2033.

Whilst Greater Wellington’s forestry operations, including harvesting, are not covered by this plan (forestry activities are subject to the provisions of the *Greater Wellington Plantation Forest Working Plan*, approved by full Council in 2003, as well as district and regional plans) recreation and policies relating to the use of the 160ha area recognised as park, for forestry operations, are included in within this plan.

The majority of the trees on the two mature forestry blocks on Battle Hill (about 58ha) are due for logging, much of which will have to be transported through the park. At this stage the route for this access is uncertain and will depend on whether access for the proposed Puketiro wind farm is also developed through the park. Should the access route through Battle Hill for the windfarm not eventuate there will be a need for access when the large block (157ha) fall due for harvest. Up to half of this volume is likely to be transported out through the park. This is currently programmed for 2020/21.

It is recognised that the imminent logging operations will have an impact on the park, both, visually, aesthetically and environmentally and Greater Wellington will endeavour to mitigate these impacts wherever possible. Mitigation measures include sediment control, replanting, and protection of the riparian margins.

General recreation policies

- 3.12** To permit public access on foot to all parts of the park. Access may also be subject to temporary or localised restrictions when plantation forestry operations are taking place or for other management purposes.
- 3.13** To permit camping and overnight stays, including campervans, at designated sites only. These sites will be indicated at entrance areas and in brochures. Stays are for a maximum of one week. Campervan dumpsites are not provided.
- 3.14** To offer varied opportunities for park users by providing multiple use tracks and facilities where possible, appropriate and compatible with the area's management.
- 3.15** To make linkages and connections with other open space recreational opportunities, such as walkways managed by territorial authorities. To also explore opportunities to create linkages between Queen Elizabeth Park through to Belmont Regional Park as time and funding allows.
- 3.16** To maintain recreational structures, facilities and tracks to standards specified in the asset management plan.

Recreational Hunting

- 3.17** Recreational hunting in the park is prohibited.

Off-road motorised vehicles

- 3.18** The recreational use of off-road motorised vehicles (including trail bikes) is a restricted activity.

Farming/ Grazing

- 3.19** To allow pastoral farming where it:
- Contributes to the public use, enjoyment and educational potential of the park.
 - Is consistent with the objectives for the protection and management of the natural and cultural resources of the park.
 - Does not adversely affect significant natural or cultural values.
 - Is in accordance with, and models, good land management practices and animal husbandry.
 - Complies with all relevant statutory requirements.

Forestry⁵

- 3.20** To allow for the management and associated operational activities in the Forest Block at Battle Hill whilst maintaining the integrity of the park.
- 3.21** To maintain, and enhance where possible, existing access arrangements through plantation forestry areas subject to forestry management requirements.
- 3.22** Best practice forestry operations will be used in the management of the Battle Hill forest block and in accordance with the Greater Wellington Plantation Forest Working plan 2000 -2010
- 3.23** All forestry operations will be carried out in compliance with the Regional Policy Statement, Regional Freshwater and Soil plans and will comply with Porirua City Council plans in all areas of plantation forestry operations.
- 3.24** To mitigate where appropriate the adverse effects of Greater Wellington Forestry operations on the park, including visual, soil and water conservation, noise and any utilities development.
- 3.25** To mitigate the adverse effects of Greater Wellington Forestry operations, including visual, soil and water conservation on the wider catchment, particularly any downstream effects.
- 3.26** To minimise disturbance to ecosystems, soil and water values through the application of best industry practice. Buffer zones for replanting riparian areas are to leave 10 metres unplanted on either side of the stream.
- 3.27** To comply with the provisions of the New Zealand Forestry Accord.

Aircraft

- 3.24** To permit the use of aircraft for management purposes or emergency purposes within the park.
- 3.25** To permit the use of the airstrip for aerial dressing at the Manager Parks discretion

Fires

- 3.26** To allow fires for cooking with the Ranger's permission in designated areas only. Fire bans may apply.
- 3.27** To allow the use of portable gas barbecues and camping stoves in the park with appropriate controls.
- 3.28** To use open fires only for operational purposes where the necessary fire permits have been obtained from the relevant authority.

Mineral exploration, prospecting and mining

⁵ Plantation Forestry within the Battle Hill area is subject to the Greater Wellington Plantation Forest Working Plan 2000- 2010.

- 3.29** Mineral exploration, prospecting and mining are not considered appropriate activities in the park.

Removal of natural materials

- 3.30** To provide for the use and removal of natural materials (plants, animals, soil, rocks etc.) from the park for management purposes subject to the policies in this section.
- 3.31** To provide for the removal or trimming of vegetation by network utilities companies to ensure safe operation of network utilities, subject to conditions and in consultation with Greater Wellington (except in emergencies).
- 3.32** The use and removal of natural materials by the public will be managed by a permit system. Applications may be approved in full or with conditions, or declined. Network utility operators are excluded from this policy but may be subject to conditions.
- 3.33** The taking of natural materials may be allowed by the public, with Greater Wellington's agreement subject to any conditions imposed, under the following circumstances:
- By Tangata Whenua for customary purposes.
 - By members of the community for:
 - scientific or research purposes.
 - cultural or social purposes.
 - conservation and ecological restoration projects.
- 3.34** To consider applications for the use or removal of natural materials for commercial purposes where a public good benefit can be demonstrated and subject to this section's policies.
- 3.35** To consider, when assessing applications to remove materials from the park:
- The legal status of the land and species concerned.
 - The ecological effects of the activity including effects on populations, habitats and functioning of the ecosystem over time.
 - The availability of alternative opportunities.
 - Any other potential effects of the activity on park values and the factors outlined in Table 3 of the Regional Parks Network Management Plan.

Assessing effects of activities and uses

- 3.36** To assess applications according to the policies set out in the Regional Parks Network Plan and concessions policy. Applications may be approved in full, with conditions, or declined.
- 3.34** When approving restricted activities, Greater Wellington may charge a fee or require a bond to be posted and require mitigation or compensation.

Network Utilities⁶

Network utilities and public works such as water, roads, gas, electricity supply, and telecommunications have an important role in contributing to the health, safety and wellbeing of the region. This role is recognised through various laws establishing the utility operators' rights and responsibilities. For health and safety reasons, there are also national standards regulating safe distances from network utilities for activities and developments.

While some utilities, such as those located underground may have little long-term environmental impact, some utilities structures may have significant effects. Policies within this plan aim to maintain the park's essential values, while avoiding, remedying and mitigating any adverse effects from this type of development.

The operation and maintenance of existing network utilities are 'allowed'. As the parks are places of public recreation, it is important that Greater Wellington is informed about planned works so that public health and safety issues can be managed. The safe operation of network utilities may also require the trimming or removal of vegetation in some circumstances. Operators may trim or remove vegetation to allow for safe operation of utilities, but must inform and consult with Greater Wellington to ensure effects are minimised, except in emergencies. State Highway 1 (Transmission Gully) is also an important network utility with the potential to affect park management.

New network utilities structures will be considered as "restricted" activities. The lands held have high natural, cultural and historical values, our preference is that structures are located outside the regional parks, where possible. If it is necessary to locate network utilities within the park, then an assessment of effects will be required as well as measures to avoid, remedy or mitigate adverse effects. Although this plan provides for public works and network utilities, other legislative frameworks must also be satisfied, prior to construction.

The Resource Management Act 1991 also governs the siting and construction of network utilities. A requiring authority may use a 'designation' to enable network utilities to be constructed. The designation will then form part of the district plan. Sections 166-186 of the RMA control the designation process, including public notification, consideration of alternative sites, assessment of effects and measures to mitigate adverse impacts. Network utilities include:

- Pipelines for gas, oil or geothermal energy.
- Telecommunications or radio communications facilities
- Electricity transmission lines or associated electricity generation facilities
- Water distribution systems for water supply or irrigation
- Drainage or sewerage infrastructure
- Roads or railways

Within the Battle Hill Farm Forest Park is the region's largest road transport designation. The proposed alternative State Highway out of Wellington "Transmission Gully" dissects the park. (see utilities map attached) The impacts of this on the park will be significant, and GW in its negotiations with Transit it will endeavor to mitigate these impacts wherever practicable.

⁶ The meaning of "Network Utility Operator" in this plan is the same as that defined in the *Regional Policy Statement* for the Wellington Region (1995), Wellington Regional Council.

Existing Network Utilities

Existing network utilities will be provided for subject to the policies below:

- 3.35 To comply with relevant legislation relating to the operation and maintenance of network utilities.
- 3.36 To recognise and provide for the operation and maintenance of existing network utilities within the park as allowed activities.
- 3.37 To provide for network utility operators to remove or trim vegetation, subject to conditions and in consultation with Greater Wellington (except in cases of emergency).
- 3.38 To ensure that national standards regulating safe distances from network utilities for activities and developments are complied with in the park.
- 3.39 To recognise existing legal easements for utilities and give appropriate prior notice for work permits as required.

Network Utility Development

- 3.40 To comply with relevant legislation relating to the operation and maintenance of network utilities.
- 3.41 To consider new network utilities as restricted activities and according to this plan's objectives and policies and those policies in the Regional Parks Network Plan for assessing activities.
- 3.42 Easement options for network utilities will be negotiated on a case-by-case basis.
- 3.43 Applications for the construction of public works and utilities in the park may be approved provided:
 - The proposed development offers benefits to the region that outweigh any possible adverse effects on the park; **or**
 - There is no reasonable alternative site, route or method; **and**
 - The application is consistent with the Regional Parks Network Plan. Applications for the construction of new network utilities will also be assessed in accordance with Policies 75-84 'assessing effects of activities and use' of the Regional Parks Network Plan; **and**
 - Any approval for a public utility in the park shall be conditional upon Greater Wellington staff being empowered to: enter; inspect; require maintenance or upgrading; approve design and colour scheme of all structures; require the restoration and maintenance of sites after the completion of work; require power cables and telephone lines to be placed underground; and any other reasonable conditions.
- 3.44 A fee may be charged or a bond may be required for the construction of utility works. Mitigation or compensation may also be required for public network utilities within, occupying, or crossing the park.
- 3.45 Where appropriate, network utilities should be sited underground.

Puketiro Windfarm development

- 3.46** Under this management plan the development of the Puketiro Windfarm Operation, including the location of the turbines, the access roads, and the distribution of power, are “restricted activities” subject to the criteria outlined in the Regional Parks Network Management Plan (Policy 74-85) and all future planning processes (ie resource consents approval)
- 3.47** The location of Puketiro wind farm turbines is to remain above the 350 metre contour line and is subject to Policy 3.46
- 3.48** No additional wind farm developments within the Battle Hill Farm Forest Park boundary and below the 350 metre contour line (see map iii, page 42 “BHFFP Potential developments”) other than the development outlined on page 33 of this draft are permitted and will be considered a “prohibited activity” for the purposes of this plan.

Many people enjoy recreation in Battle Hill Farm Forest Park, including walking, mountain biking, horse riding and swimming

Recreation does not preclude the use of the park for other activities and currently the recreational and environmental values coexist with Greater Wellington’s forestry operations. This section’s objectives and policies contribute to the following quality of life outcomes; culture, meeting needs locally, leisure, safety, distinctive sense of place, and health.

Renewable Energy – Puketiro Wind Farm

Greater Wellington has awarded the development rights for a 90 MW wind farm on the Puketiro site to RES New Zealand Ltd (RES) as part of Greater Wellington's commitment to sustainable energy. The programme is to complete construction of the wind farm by the end of 2010, subject to detailed investigations, consultation and obtaining resource consents.

Puketiro is the area to the east of Battle Hill Forest Park. Most of the land concerned is not a part of the Park but was purchased by Greater Wellington for water supply catchment and planted in *PinusRadiata* and other exotic species. It is anticipated that a small number of wind turbines will be located on the furthest eastern ridge of the Park above the 350 metre contour.

More information on the wind farm development is contained on the Council's website www.gw.govt.nz and is available through windenergy@gw.govt.nz or phone Tony Shaw at Greater Wellington on 04 801 1086.



Potential Route through Battle Hill for Wind Farm Access

A number of options have been identified for access to the wind farm, both through private property and Greater Wellington land via a route from Paekakariki Hill Rd through Battle Hill Farm Forest Park. The actual access route will not be finalised until RES Ltd has carried out its investigations; completed any agreements necessary and obtained resource consents. This may not occur until the end of 2008.

Whichever access route is selected, a carriageway up to 5 metres wide will be required. Should the Battle Hill Farm Forest Park option be chosen, the route through the Park will avoid areas around existing buildings and be designed to minimise its impact on the Park. Greater Wellington is committed to keeping any adverse affects from the construction and operation of the wind farm to a minimum and has included specific clauses in the development contract for that purpose.

During construction of the wind farm (expected to be a 2 year period, possibly during 2009/2010) wind turbine parts, machinery, equipment and construction plant and materials will be transported in. Whilst the number of vehicle movements will vary during the construction period, up to 50 heavy vehicle return movements are estimated during days of intensive construction activity. Public access to the wind farm site and along the access route may be restricted at that time. Following construction, access is only expected to be required for operational and maintenance purposes and generally with a light vehicle.



Use of Access Route for Logging of Battle Hill Farm Forest Park

A forestry road will be necessary across the Park for removal of logs during logging of the Battle Hill forested eastern slopes and adjacent areas of the Puketiro Forest. This will involve approximately 7 to 21 return truck movements per day, which would occur intermittently as the forested blocks became due for harvesting. Should the access road for the wind farm be constructed through Battle Hill Farm Forest Park, it would be utilised by these logging vehicles.

Power Transmission

An overhead power line may need to be constructed to transfer the wind power generated to Transpower's 110kV transmission line located at the boundary between the Battle Hill farm land and forested slopes. An alternative transmission option is located within the Puketiro Forest that avoids the need for an overhead line over Battle Hill land. The option adopted by RES Ltd will be determined taking into account Transpower's requirements.

Partnerships in the park

Involving community partners

Involving communities and co-operating with neighbours is important to the successful management of Battle Hill Farm Forest Park. This requires giving people opportunities to enjoy, visit, learn about, participate in and protect Battle Hill Farm Forest Park.

Many individuals, groups, communities and agencies have involvement with the park and relationships with Greater Wellington. Key relationships include:

- Porirua City Council
- Department of Conservation
- Iwi
- Neighbours
- Lessees and Concessionaires
- Network utility network operators
- Community groups, volunteers, and environmental groups, including Forest and Bird and Botanical Societies
- Other parts of Council, including the Environment Management Division (environmental education, consents management), Biosecurity, Transport and Utilities
- Historic Places Trust
- Fish and Game

The park is close to urban/rural and lifestyle areas and there is a flow of social, economic and ecological effects between the park and the surrounding lands and communities. The community is active and involved in the Battle Hill Farm Forest Park in a number of ways, including environmental education programmes for school children, volunteering and a wide range of recreational uses. Volunteers from the Wellington Regional community also undertake a number of ecological restoration projects in the park.

Agencies, such as the Department of Conservation and Territorial Authorities, manage and control land for conservation and sustainable management purposes. Healthy relationships with these agencies and communities are key to realising the plan's aims and aspirations. We will build and maintain relationships with the community based on good faith, co-operation and understanding by:

- sharing information and knowledge
- consulting where appropriate
- supporting the community's informed contribution to the decision-making process
- encouraging community participation and working with community partners
- liaising with landowners, neighbours, local communities and other statutory agencies.

This section sets out the principal means and underlying rationale for working with those people that are interested and/or affected by the management of the park.

Objectives

Relationships are maintained and enhanced based on good faith, co-operation and understanding to achieve the objectives of this plan and contribute to a sustainable region.

Greater Wellington will work with neighbours, local and central government, agencies and the community to ensure their needs are met and reflected in park management.

Policies

- 4.1 To promote the park and provide accessible, relevant information to the community about park management and values.
- 4.2 To share information with the community to enhance park management.
- 4.3 To build and maintain relationships and consult with the community in accordance with the provisions of the Local Government Act 2002.
- 4.4 To encourage and support community, including environmental and recreation groups' involvement in the park using mechanisms appropriate to each circumstance while recognising that policy decisions remain with Greater Wellington.
- 4.5 To provide an effective volunteer programme which fulfils the needs of both the park and the volunteers.
- 4.6 To be a good neighbour and work with neighbours to ensure that issues of interest and concern are addressed in park management.
- 4.7 To co-operate with local and central government, other agencies and the community to protect the values of the park and maximise the benefits from them.
- 4.8 Significant new works in the park proposed by the Regional Council or other agencies or organisations will be subject to meeting this plan's objectives and policies. Funding decisions are subject to annual planning and long-term community consultation planning processes.

The policies and objectives in this section recognise the importance of maintaining good relationships in managing the park. Greater Wellington will continue to liaise with local and central Government to ensure our statutory obligations are met. Without the support of the community, the aspirations of this plan will not be realised to the fullest extent possible. Greater Wellington will continue to listen, inform and consult with the community over issues affecting the park.

Working together with Tangata Whenua

Tangata Whenua have ongoing relationships with and interests in the Battle Hill area and seek to continue traditional practices for protecting natural and cultural heritage resources. Greater Wellington will work with Tangata Whenua to recognise and, where appropriate, provide for these in park management. Tangata Whenua cultural heritage is also protected as a “matter of national importance” under section 6(e) of the Resource Management Act 1991.

The Charter of Understanding establishes the relationships between Tangata Whenua and Greater Wellington within the context of the Treaty of Waitangi and guides those relationships. The Charter recognises the right of Greater Wellington to govern and carry out its statutory functions and the rangatiratanga of Tangata Whenua. The relationship is intended to be mutually beneficial and based on good faith, co-operation and understanding.

Tangata Whenua want to be involved in the regional park network through:

- The expression of kaitiakitanga in the park;
- Customary care and use of natural resources or plants for weaving or medicinal purposes;
- Participation in the management of their cultural heritage and wahi tapu;
- Informing and educating the public about their history, tikanga and interests in the park;
- Reflecting the status of Tangata Whenua throughout the park, for instance, signage and interpretation;
- Providing opportunities and activities of interest and relevance to Maori

Greater Wellington and Tangata Whenua need to work together to address Greater Wellington’s wider public interest responsibilities alongside those of Tangata Whenua. The specific mechanisms for this will vary depending on the nature of each party’s interests and the circumstances of the case. The management objectives and policies outlined below provide a starting point. Greater Wellington will work towards further developing relationships, and appropriate arrangements, with Tangata Whenua at a range of levels that work for both parties and the park.

Tangata Whenua have also highlighted the importance of Treaty claims registered with the Waitangi Tribunal across the region. Although a report has been released on the Port Nicholson Block, many claims are potentially years away from a Tribunal hearing or resolution. When managing its lands, Greater Wellington needs to be aware of Treaty claims and settlements and ensure that the ability of the Crown and Tangata Whenua to settle grievances is not compromised. Only Crown land is available for settlement of Treaty claims⁷, although settlements may also include recognition of other values. Greater Wellington’s lands are considered private land and are not available for use in Treaty settlements.

The objectives and policies outlined in this section are relevant to, and should be read in conjunction with the remainder of the plan.

⁷ The only exception to this are some lands formerly owned by State Owned Enterprises. In these cases, there is a memorial over the title specifying the encumbrance. Greater Wellington does not hold any lands within the Battle Hill Farm Forest Park affected by this provision.

Objectives

Tangata Whenua interests are respected by working together to:

- Recognise and provide for the traditional guardianship role of Tangata Whenua
- Actively protect Tangata Whenua interests in respect of their lands, forests, fisheries and other taonga.

Policies

4.9 Consistent with Greater Wellington's management role and reasonable public use and enjoyment, to work with Tangata Whenua to:

- Develop and maintain relationships based on good faith, co-operation and understanding.
- Consult with Tangata Whenua in accordance with the provisions of the Local Government Act 2002.
- Determine opportunities for the practical expression of traditional guardianship roles of Tangata Whenua and the maintenance of mauri.
- Recognise and provide for the customary use of natural resources by Tangata Whenua within the context of sustainable management and in accordance with relevant legislation.
- Recognise Tangata Whenua knowledge in defining the cultural importance of areas, the information provided to the public, and the interpretation of Tangata Whenua histories.
- Provide appropriate opportunities for Tangata Whenua participation in the management and protection of wahi tapu.
- Promote awareness of, and respect for, Tangata Whenua culture, interests, heritage, language and place names within the parks.

4.10 Take account of relevant Treaty of Waitangi claims when developing policies and plans and making management decisions, and acquiring or disposing of lands.

4.11 Identify and, where appropriate, make provision for the specific recreational needs of Tangata Whenua.

Greater Wellington will honour the obligations articulated in the policies and objectives above. In this way the values and needs of Tangata Whenua will be incorporated into the area's management in a culturally appropriate manner. Working together will help ensure that taonga and wahi tapu will be actively protected for future generations.

Research, monitoring and review

Good information is essential to understand and manage the many values that are important within the regional park. Conducting research, monitoring and reviewing activities and actions are the key methods for gathering information about the park. With information gathered by the Department of Conservation, other researchers, Tangata Whenua and the community, Greater Wellington is able to see how the environment is changing over time. In addition, understanding the impact of management decisions on the park allows Greater Wellington to assess its performance to see whether the desired results are achieved and whether techniques are effective and/or efficient.

Greater Wellington monitors indigenous ecosystems to assess the effects of management on overall ecosystem health. The two broad approaches are ‘state of the environment’ and ‘outcome’ (or results) monitoring. The first approach allows an assessment of the environment’s health, whereas the second helps determine the success of management. Plots, surveys, and surveillance are common techniques currently used to assess ecosystem health. Threatened or pest species are monitored to assess their status and whether management techniques are successful.

To ensure that we meet the regional community’s needs within the park, surveys are taken every two years. Feedback from visitor’s comments and submissions are also important for Greater Wellington to understand the community’s needs and requirements. Participation in the plan review allows everybody the opportunity to put their views forward and have them considered.

Greater Wellington also needs to provide good information about the park to allow people to learn about and increase their appreciation of them. This includes environmental and cultural heritage values, as well as the recreational opportunities available.

Results are reported through a variety of mechanisms including Greater Wellington’s state of the environment report, completed every five years, annual monitoring report cards, internet and triple bottom line reporting. Asset management systems are audited and reported to council every year to ensure that environmental health and recreation infrastructure meet the agreed service standards.

The Local Government Act 1974 and 2002 requires that park management plans adapt to changing circumstances or increased knowledge (s619 Local Government Act). Importantly, this plan is reviewed every five years and information from the above sources is used to improve future management.

Greater Wellington will monitor the park environment and the effect of land use and developments as necessary to assess the appropriateness and effectiveness of this plan. Monitoring programmes will be identified and implemented through Greater Wellington’s annual planning process. Monitoring techniques used may change over time in response to changing circumstances and developments in monitoring tools. Table 3 outlines some of the ways in which the park’s values are monitored.

Table 3 Monitoring Techniques

What will be monitored	How (TECHNIQUES USED MAY CHANGE OVER TIME)
<p>Environmental values</p> <p>Health of ecosystems</p> <p>Viability of populations of threatened species</p> <p>Changes in plant pest, invasive plant and animal pest populations over time</p> <p>Environmental Asset Management Program</p> <p>Environmental enhancement</p> <p>Environmental Management Strategy</p>	<p>Ecosystems, habitats, flora and fauna surveys</p> <p>Photographic monitoring</p> <p>Permanent forest plots, rare plant monitoring, fruiting and flowering surveys</p> <p>Bird transects</p> <p>Stream monitoring</p> <p>Pest surveys, insect and pathogen surveys, browse plots</p>
<p>Landscape</p> <p>Changes in landscape quality over time</p> <p>Effects of park activities on geological features</p>	<p>Photographic surveys, photo point monitoring</p> <p>Visitor satisfaction surveys</p>
<p>Cultural heritage</p> <p>Condition of cultural heritage resources</p> <p>Threats to cultural heritage resources</p>	<p>Conservation Plans, condition monitoring, HPT permits, photographic surveys, photo point monitoring</p> <p>Visitor satisfaction surveys</p>
<p>Use</p> <p>Park user satisfaction</p> <p>Diversity of recreation opportunities</p> <p>Cumulative impact of development</p> <p>Popularity of recreational activities</p> <p>Asset management inspections of structures</p>	<p>Visitor satisfaction surveys (biennial), public surveys, focus groups</p> <p>Benchmarking exercises (against similar areas and settings)</p> <p>Reviewing site bookings and permit numbers for camping /hunting/ events/filming etc.</p> <p>Concession numbers and type.</p>
<p>Community values and partnerships</p> <p>People's expectations and preferences of the forests' uses and protection</p> <p>People's awareness and understanding of forest resources and values</p> <p>People's involvement in forests</p> <p>Success of community partnerships</p> <p>Neighbours' responsiveness to plan</p>	<p>Visitor surveys, visitor satisfaction surveys (biennial), public surveys, regional outdoors surveys</p> <p>Education programmes – number of participants</p> <p>Number of volunteer groups and days</p>

Objective

Management within the Battle Hill is based on the best information available and is monitored to ensure management practices achieve the best possible result.

Policies

- 5.1** To monitor the use and development of the Battle Hill Farm Forest Park and the resulting effects.
- 5.2** To increase understanding of park values through information gathering in order to improve park management.
- 5.3** To increase the understanding of ecosystems of high ecological value within the park through research, monitoring and information gathering.

- 5.4 To encourage a greater awareness within the community of the range and significance of ecosystems in the park.
- 5.5 To acknowledge and incorporate Maori knowledge and values in the management of the park.
- 5.6 To encourage use of the park by educational institutions as a resource for outdoor and natural science education provided it is undertaken in a manner that is consistent with the objectives and policies of the management plan.
- 5.7 To require permission for research in Battle Hill Farm Forest Park where it:
- Requires information or access beyond that provided to the general public; and/or
 - Is intrusive or disturbs heritage features and would require Historic Places Trust consent.
 - May cause disturbance of, or require removal of, plants, animals or natural materials.
- 5.8 A copy of all research undertaken in Battle Hill must be provided to Greater Wellington.
- 5.9 To review this management plan every five years. In the interim, Greater Wellington may determine to review part of, or the entire Plan, in response to:
- Information from monitoring which indicates the need for a review or change.
 - The identification of new management issues, problem or activity that is not addressed in the plan but for which policy is required.
 - Changes in national policy including new or amended laws, regulations or other actions, which may render the plan inoperable or illegal.
 - Policy changes made by Greater Wellington.
 - New land purchased or placed under the control of Greater Wellington.

Good management is reliant on good information, both about the land and its values, as well as the impact of management decisions. Greater Wellington will continue to learn about the areas it manages and review its management techniques in response. This may lead to changes in the methods Greater Wellington chooses to implement the plan or by reviewing the plan itself. Ultimately, regular monitoring and review processes will allow Greater Wellington to determine the success of this plan and its contribution to the region's 'Quality for Life' outcomes.

The way forward

This section sets out potential developments for Battle Hill Farm Forest Park. The developments described below and shown in the accompanying maps are meant to show how the aims and objectives of the plan could be implemented and we would like your comments.

This section on potential developments should be read in conjunction with the plan's objectives and policies, as well as the following section on implementation, funding and methods. Funding for development within the park is subject to Greater Wellington's annual and long-term community consultation planning processes.

Battle Hill Farm Forest Park: proposals for management and development

This narrative accompanies the concept plans for the park and further describes the proposed developments. The potential developments are consistent with the plan's objectives and policies.

Habitat protection

To manage habitat areas in the park promoting protection of habitat values, a species list has been provided by the botanical society for future plantings in the remnant bush block.

The restoration of the riparian areas along Horokiri Stream and the wetlands in Swampy gully will continue. Where possible remaining unfenced habitat areas will be fenced and protected. Retirement of pasture land unsuitable for farming or which would provide important ecological corridors will be investigated over time.

Park Interpretation

To provide further interpretation of

- Flora and fauna
- Bush remnants.
- Restoration and revegetation areas.
- History of land use in the park.

Park information boards are being developed for the Battle Hill area and further interpretation will be developed once the park management plan is completed and feedback from the community is received.

New tracks

New Mountain Bike tracks in the Eastern Hill forestry block have been discussed and will be developed as and when funding is available

Links

Potential linkages to Queen Elizabeth Park or Mangatukutuku from the Puketiro Ridge will be explored. Future walkways into Mt Wainui have been discussed and may be developed over time.

Park Development Plans

Additional Park development plans or landscape plans will be prepared for other Park areas as the need arises and as resources permit.

Heritage

A prioritisation exercise will be undertaken to ensure that all heritage sites meet the national standards, including those set in the ICOMOS guidelines. Conservation strategies and/or plans will be developed as necessary.

Implementation, funding and methods

This management plan sets out a vision and objectives for Battle Hill Farm Forest Park over the next five years. The plan provides direction for park management to provide for recreation and use while protecting the associated environmental and cultural heritage values. Broad parameters are set within which activities may take place, and processes are established for making management decisions and considering activities and uses. The plan is not designed to determine specific results and does not identify targets. Council processes and systems governing the operational aspects of park management will implement the plan.

Many of the objectives and policies contained in this plan require Greater Wellington to undertake specific activities. In many cases, Greater Wellington is already doing these; however, others will be new. All activities proposed in this plan are subject to scrutiny through the Council's annual planning and budgetary processes, which set performance indicators against which Greater Wellington is measured, monitored and held accountable to the community.

This management plan does not deliver or assure funding to achieve its objectives. Funding is determined through the annual planning processes and may not be available to meet all the objectives and policies of this plan at any one time. Greater Wellington's Long Term Council Community Plan and Annual Plan allocates resources and budget. All local authorities must have an annual plan outlining the nature and scope of activities over the financial year, and how they will be funded. Annual plans determine the rates the regional community pays and are consulted on each year. In preparing this and other plans, Greater Wellington must have regard to costs to the ratepayer. This means that the objectives will not necessarily be achieved immediately, as the pace will be determined by resource and budget limits.

Methods

There are a range of ways in which this plan will be implemented. One of the most important and certainly most visible is Greater Wellington's ranging service. This service contributes to the area's values by co-ordinating people and resources, providing a visible presence in the parks and advice, as well as addressing health and safety concerns and maintenance requirements.

The Park Ranger is empowered under the Local Government Act 2002 to enforce bylaws that apply to managing recreation, and other activities undertaken by the public on the park lands. A copy of the bylaws can be obtained from Greater Wellington offices. Greater Wellington has policies on permits and concessions and these are used to authorise activities in accordance with this plan. Conditions can be imposed on any agreement and bonds held as a guarantee for activities within the parks.

The success of this plan's implementation also rests with the relationships that Greater Wellington fosters with park neighbours, iwi, the community and agencies such as the Department of Conservation and territorial authorities. Appropriate consultation, information sharing and involving these parties in decision-making and management are therefore integral components of this plan.

Other systems guide the day to day operations and activities essential to administering and maintaining the parks in accordance with this plan's provisions. Systems include:

- *Asset management system* that ensures the levels of service for buildings, structures, tracks, amenity, environmental assets in the parks are met;
- *Environmental asset management system* that ensures service levels for environmental assets in the parks, include pest management are met; and
- *Environmental management systems* that set out priorities and actions to implement Greater Wellington’s environmental policy within the regional parks and forests.

Greater Wellington’s daily management actions are guided by annual work plans, ensuring maintenance and services meet required standards, pest animal and pest plant plans guiding pest control operations, and the summer recreation programme. These plans and programmes are consistent with this plan and other Council policies, plans and strategies. Although these plans contribute to this plan’s implementation they are subject to other processes, including the annual planning processes.

Table 4 shows how the aims and aspirations will be met in the day to day management of the park. Although the development of some methods and processes are not part of this plan, they are central to this plan’s implementation. Many of the methods fulfil statutory functions and responsibilities and are governed under different legislative and regulatory frameworks. However, excluding these methods from the plan would provide an incomplete picture of the area’s management and they are therefore identified here for the sake of completeness.

Good management is reliant on good information, both about the land and its values, as well as the impact of management decisions. Greater Wellington will continue to learn about the areas it manages and review its management techniques in response. This may lead to changes in the methods Greater Wellington chooses to implement the plan or by reviewing the plan itself. Ultimately, regular monitoring and review processes will allow Greater Wellington to determine the success of this plan and its contribution to the region’s ‘Quality for Life’ outcomes.

Table 4: Management Plan Implementation Methods

<i>Implementation Methods</i>	<i>Plan objectives and policies achieved by methods</i>							
	<i>Environment</i>	<i>Landscape</i>	<i>Heritage</i>	<i>Use</i>	<i>Recreation</i>	<i>Community</i>	<i>Tangata Whenua</i>	<i>Monitor & Review</i>
Regulatory Methods								
• Bylaws	✓	✓	✓	✓	✓			
• Concessions Policy	✓	✓	✓	✓	✓	✓	✓	✓
• Natural Materials policies	✓			✓	✓	✓	✓	✓
• Hunting permits	✓			✓	✓	✓		✓
• Resource Consents	✓	✓	✓	✓	✓	✓	✓	✓
Non Regulatory Methods								
• Ranging staff	✓	✓	✓	✓	✓	✓	✓	✓
• Interpretation – including signage, publications, brochures	✓	✓	✓	✓	✓	✓	✓	
• Infrastructure – providing toilets, tracks etc				✓	✓			
• Health and Safety system	✓			✓	✓	✓		✓
• Complying with all required resource consents.	✓	✓	✓	✓	✓	✓	✓	✓
• Participating in relevant RMA processes	✓	✓	✓	✓	✓	✓	✓	✓
• Asset Management Programme				✓				✓
• Volunteers	✓	✓	✓	✓	✓	✓	✓	✓
• Regional Outdoors Programme and other events	✓	✓	✓	✓	✓	✓	✓	✓
• Environmental education programmes	✓			✓	✓	✓		
• Environmental Asset Management Plan, including pest action plans and baseline monitoring	✓	✓	✓	✓	✓	✓	✓	✓
• Parks and Forests' Environmental Management Strategy	✓	✓		✓	✓	✓	✓	✓
• Heritage Asset Management Programme and heritage conservation plans			✓					✓
• Complying with all Historic Places Act provisions/permits		✓	✓	✓	✓	✓	✓	✓
• Monitoring use and development, and any resulting effects.	✓	✓	✓	✓	✓	✓	✓	✓
• Good relationships with landowners, local and central government, Tangata Whenua, neighbours, & utility providers.					✓	✓	✓	

APPENDIX

Title	Legal Description	Area	Landowner
CT B3/1393	Blks VI and VII of Paekakariki SD. Sce 25, 26, 29, 61, 62 and Pt Secs 21,22 and 60 Korokiri Valley district and Pt Sec 1 of said Block VII and Lots 1-6 and 7 on DP 8107. PT Lot 1 DP 8107 in sec 1	375.338ha	Greater Wellington
CT 17B/839	Blks VI and VII and IX of Paekakariki SD. Lot 1 on DP 41131 and Pt Lot 2 on DP 8107	125.7178	Greater Wellington

