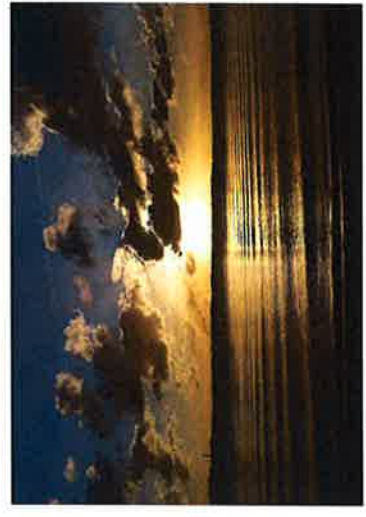


**NEW ZEALAND
DEFENCE FORCE**
TE OPE KAATUA O AOTEAROA



WATTS PENINSULA
LIFESTYLE - HERITAGE - COMMUNITY
LIVING TOGETHER

The Site and Brief



SITE BOUNDARY



Land Matters has been commissioned to provide a concept for an integrated vision for the lands held by the New Zealand Defence Force and which is known as Watts Peninsula.

The concept is an evolving one which has been formed with the current information available about the property.

The property is prominent in New Zealand's history to date, this vision provides a framework for integrating and enhancing our historical knowledge — why lock people out of those values when they can be shared through innovative design and visionary thinking?

Our shared vision with the New Zealand Defence Force is to allow the property to tell the story of our small country's history from cultural backgrounds associated with both Maori and European perspectives.

What comes next in this document is a précis of the physical and cultural 'layers' that make Watts a special place. This is followed by an introduction to the vision to create excitement about what could be achieved with a willingness of all involved.

Located within an area of "outstanding landscape" values, Watts Peninsula is a distinct element within the wider panoramic view to the Miramar Headland with a strong contribution to the identity of Wellington Harbour. Access to Watts Peninsula is via Shelly Bay Road, Miramar.

Watts Peninsula has been in Crown ownership since 1886 when it was acquired for the construction of defence works.

The site is bounded at sea level by the Massey Road which provides vehicular access around the whole Peninsula. Shelly Bay provides one of the vehicle access ways to the Watts Peninsula land along with linkages from Mahanga Bay at Fort Balance and off Navy Road and Main Road at the top of the peninsula.

The NZDF land at Watts Peninsula comprises approximately 76 hectares and is legally described as Part Sections 1, 2 and 3 Watts Peninsula District and Section 1 SO 19026.



Aerial view of Watts Peninsula looking back to Wellington City- Photo courtesy of Woolf Photography.

Environment

The NZDF land at Watts Peninsula has had a number of varying names and land uses over the years. Former names include "Mt. Crawford", "The Prison Farm" and "Miramar Peninsula". More recently the property has been known to NZDF as Watts Peninsula and has been leased to a local farmer who grazes a small number of beef stock and horses which keeps any weeds under control.



Above Left: Shelly Bay Air Force Base, 1948.

Above Right: View from Watts Peninsula toward Wellington City at sunset.
Below from left: View from Watts Peninsula towards Horokiwai Looking towards Wellington harbour at dusk; Scorching Bay beach; Former Shelly Bay Air force base.

Department of Conservation:

The Department of Conservation's challenge is to manage natural and historic heritage assets for the greatest benefit and enjoyment of all New Zealanders, by conserving, advocating and promoting natural and historic heritage so that its values are passed on undiminished to future generations.

The Department of Conservation will be interested in any future planning of Watt's particularly in the areas of heritage protection, natural values, and maintenance of and enhancement of ecological values. Again the Department of Conservation will be a key stakeholder.

Historic Places Trust:

The New Zealand Historic Places Trust (NZHPT) is New Zealand's leading national historic heritage agency. The environment in which NZHPT is operating continues to be characterised by a growing interest in heritage, recognition of its social, cultural, environmental and economic benefits, and awareness of its importance to national identity.

The NZHPT was established by an Act of Parliament in 1954. The NZHPT is established as an autonomous Crown Entity under the Crown Entities Act 2004, and is supported by the Government and funded via Vote Arts, Culture and Heritage through the Ministry for Culture and Heritage. Its work, powers and functions are prescribed by the Historic Places Act 1993.

The Trust has expressed an interest in some of the sites on the property and would like to be involved in the future planning of the property.

Port Nicholson Trust:

The Port Nicholson Block Settlement Trust was established on 11 August 2008. The purpose of the Trust is to receive, administer and manage the assets, rights and cash of the settlement package for the benefit of Taranaki Whānui ki Te Upoko o Te Ika.

The Trust will be a key stakeholder for future planning of the Peninsula through its recent acquisition of the Shelly Bay commercial area, its Right of First Refusal through the Office of Treaty Settlements and as a contact for consultation with Tangata Whenua.

Wellington City Council:

The Wellington City Council has a large stake in Watts. It is responsible for the strategic direction of the City, and also has regulatory functions under the Resource Management Act 1991 which will influence future decisions on the Peninsula. Part of its strategic direction is in property ownership for the benefit of the city including reserve lands and open space areas. Council are an important stakeholder.

NIWA:

National Institute of Water and Atmospheric Research (NIWA) is a Crown owned research and consultancy company, with a global reputation as experts in water and atmospheric research. Their mission is to conduct leading environmental science to enable the sustainable management of natural resources for New Zealand and the planet. NIWA administer land next to the site at the Massey and Fort Ballance Road intersection. Again their interest will likely be in practical matters.

Department of Corrections:

The Departments of Corrections manage the Mt Crawford Prison that adjoins the property. This facility houses about 140 minimum to medium security inmates. It is likely the Department of Corrections will have an interest in any forward planning in terms of practical matters such as access and interface issues.

Telecom New Zealand Limited:

Telecom is New Zealand's largest telecommunications service provider. They administer two parcels of land within the property, one of which contains a tower. Telecom will be most interested in continued access to its lands, and how any future planning could inhibit the operation of its assets.

Wellington Regional Council:

Like the City Council, Greater Wellington have regulatory functions under the Resource Management Act 1991. However it's role in the future planning of the Peninsula is likely to be wider than RMA considerations because of its duty to look at resources considered to be of Regional significance.



Top: Massey Memorial Military Reserve Unveiling, Point Halswell, 1930. Photo courtesy of Alexander Turnbull Library.
Middle: Massey Memorial Military Reserve, courtesy of dayout.co.nz
Bottom: Fort Ballance overlooking Scorching Bay.

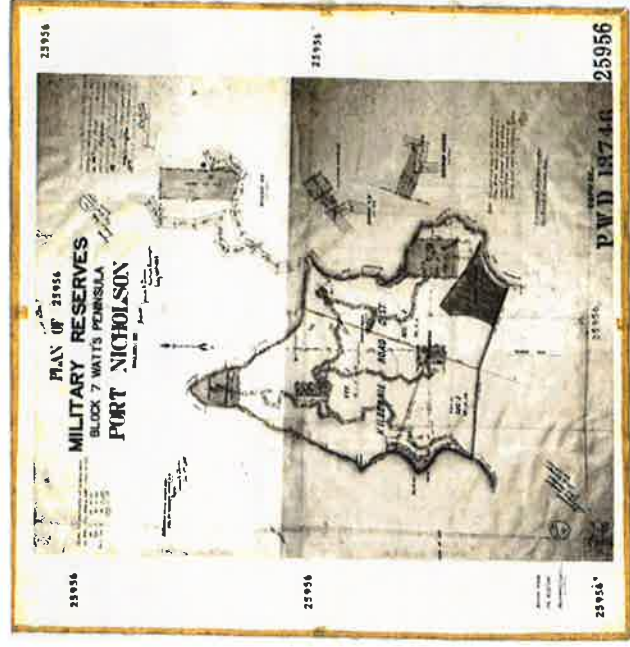
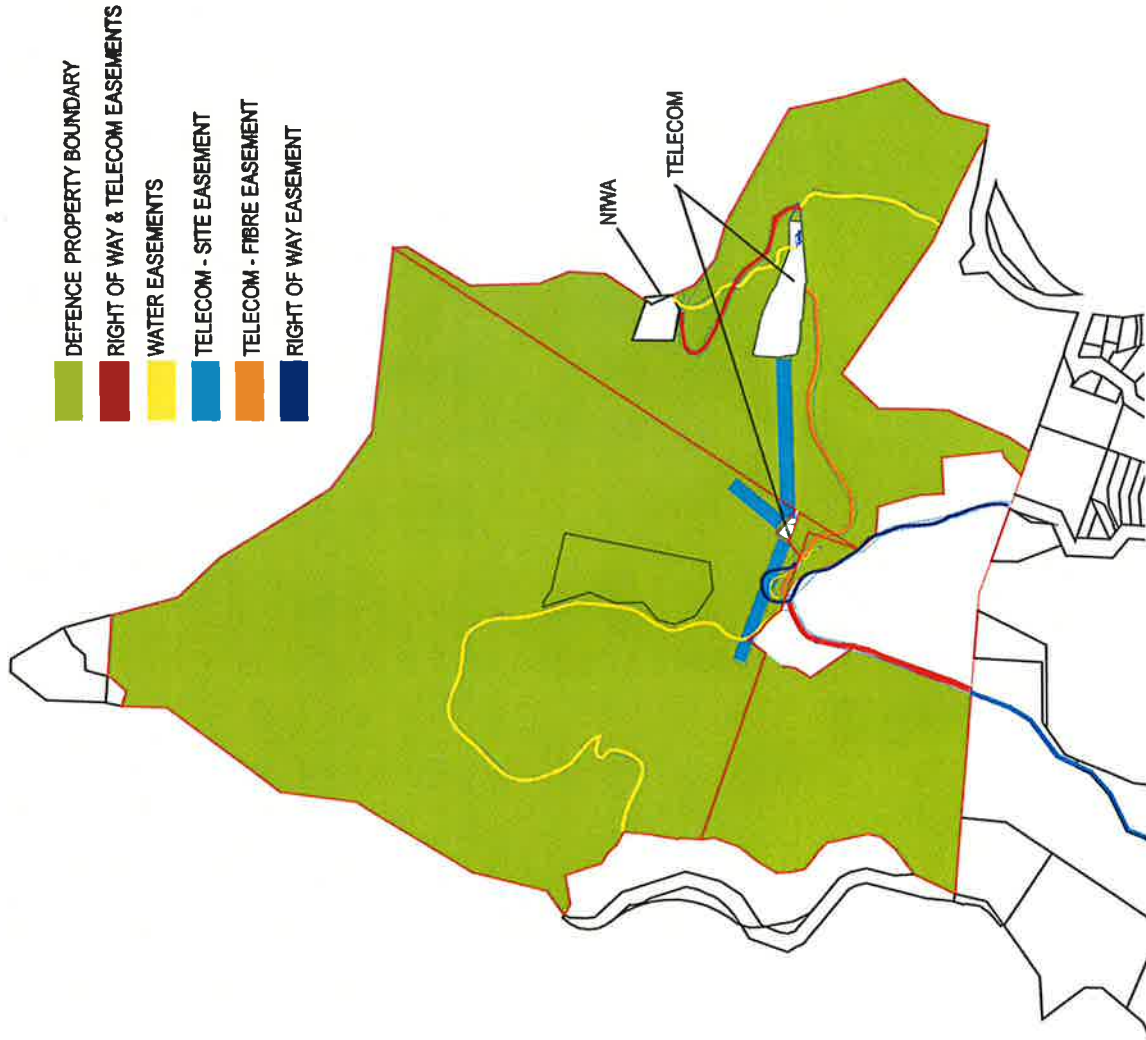
Certificate of Title and Land Interests

Defence Purposes Land:

The New Zealand Defence Force property comprises approximately 76.38 hectares acquired by Proclamation No.55, New Zealand Gazette on 28 May 1886 (GAZ 1886 P864) for Construction of Defence Works at Watts Peninsula. The land holdings comprises five individual parcels of land legally described as follows:

- Section 1, SO 19026 - 1.7787ha
- Part Section 1, SO 37939 - 39.5965ha
- Part Section 2, SO 37939 - 25.8338ha
- Part Section 3, SO 37939 - 8.8923ha
- Part Section 3, SO 37939 - 0.2859ha

A number of registered easements existing over these parcels of land in favour of Wellington City Council, Shelly Bay Limited, Department of Corrections, NIWA, and Telecom New Zealand Limited. These easements provide for right of way access, the right to convey telecommunications, water, electricity supply, sewage drainage, water drainage, water conveyance and power supply as shown



Above: Survey Office plan 25956 dated 25 July 1885

Topography

The contour of the Peninsula varies greatly from pockets of gentle rolling topography to steep escarpments abounding the road boundary as shown in the photos below. The red hatched area shows grades steeper than 1:2 which is deemed difficult and expensive to build on. The balance area ranges in grade from flat/level land up to the steep 1:2 grade as shown in the slope analysis simulation. These green and orange areas are the most suitable for construction and the natural contour of the land could be used to maximise views from sites and at the same time mitigate visual affects of any structures.

CONTOUR CONSTRAINT:

STEEPER THAN 1:2 - Not suitable for construction



Above: Photos taken from the site showing the general topography.

Historic Heritage

The land forms part of the northern end of the Miramar Peninsula/Te Motu Kairangi, a landscape that has in both European and Maori Cultures featured as a point of discovery of the Wellington Harbour and a strategic site of defence.

The nineteenth century forts and batteries constructed on the land were part of a wider national coastal defence network that symbolised an important historical shift away from reliance on Britain for protection, and a step towards self defence.

The collection of structures and sites within the land are representative of defence points from Russian threats in the 1880's, to the World Wars of the twentieth century. Many of the structures designed by military and Government architects are specific to Watts Peninsula and are surviving remnants of wartimes in New Zealand's history.

Specific sites at Haswell Point, Kau Point and Point Gordon have been recognised with Category One Historic Importance in the Wellington City Council District Plan.

These along with other known sites contribute to the historic background to New Zealand's defensive

qualities both in European and pre European times.

The Peninsula itself is visually prominent in the Wellington Harbour and some of the historic structures can even be observed from the sea and air.

Greater public access to the lands would create an opportunity for all to learn about and experience these important historic values in their coastal and harbour setting. The opportunity should not rest at local visitors, but rather with appropriate restoration creating an asset to be enjoyed by all visitors.



Former Anti Aircraft Batteries at Point Halswell



Former Fort Ballance



Fifteenth Reinforcement NZ Woman's Auxiliary Corps, Miramar. Photo courtesy of Auckland Museum

Conservation Areas

Watts Peninsula has a number of areas of high value from a conservation perspective. The Department of Conservation detail six areas of remnant indigenous vegetation within the property. Most of the vegetation is contained on the Peninsula Head escarpments and around the Fort Balance area. The vegetation is noted for its significance because it contains plants endemic to the local area ranging from cabbage trees, dicot trees and trailing plants to lianes, ferns, orchids, sedges and herbs.

On the western part of the headland the coastal cliff vegetation grades from coastal herbs on the areas with the least top soil and dry land plants into shrub hardwoods interspersed with pohutukawa higher up towards the pines on the site.

The Department note the Peninsula provides a habitat for native birdlife. These include many species that provide interest for people including tui, bellbird, kingfisher, fantail, grey warbler, chaffinch and waxeye. Of particular interest are the blue penguin. These native wonders frequent the property during breeding season and nest on parts Peninsula including Watts.

Other fauna found at Watt's include Lizard species — skink, common gecko, copper skink and the Wellington Green gecko.

The possum free status of the Peninsula appears to be supporting these values and these will need to the be fully considered in future planning.



Areas identified in Wellington Conservancy, Department of Conservation disposal report dated 24 November 2008



Site photo showing introduced pine trees

District Planning Consideration

Watts Peninsula is currently identified in the District Plan as "Open Space B". Open Space B land is valued for its natural character and informal open spaces. It involves areas that are used for types of recreation that, in the broadest sense, do not involve buildings or structures. The intention of Council is to keep such areas in an unbuilt or natural state.

Watts Peninsula is also covered by a number of policy overlay areas for specific consideration. These include Matakai-kai-poinga which is a Landscape Feature Precinct and the Ridgelines and Hilltops overlay. The ridgelines and hilltops overlay is to ensure that where buildings are to be located

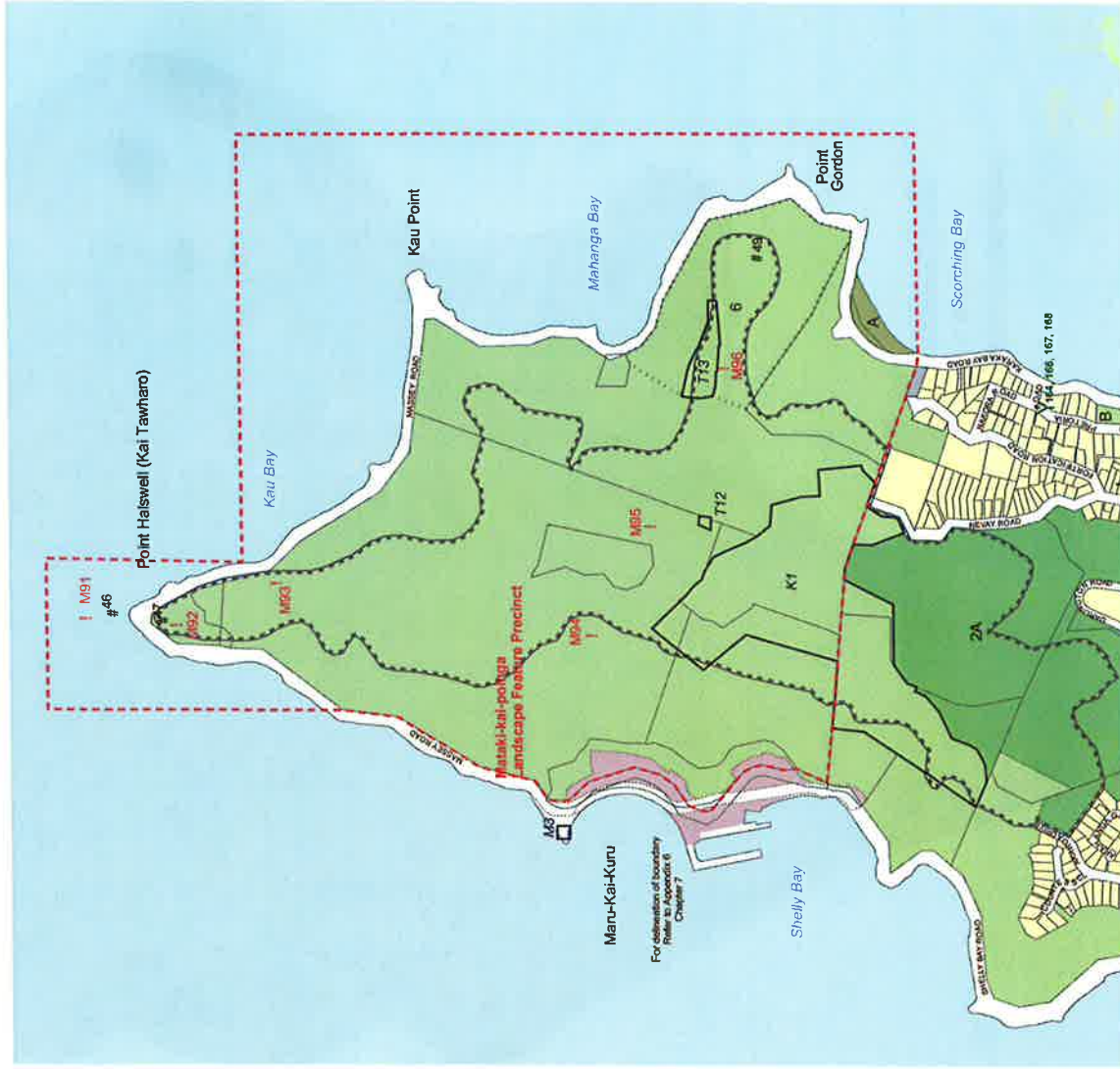
within the area, they are visually integrated into the landscape. Other features noted on the planning maps are some of the historic sites noted by the Historic Places Trust which include 4 sites significant to Maori, and two designations.

It is clear that these matters will need to be fully considered in any planning process involving the Peninsula. This will involve careful assessment of current historical sites and open space networks to integrate the raft of values over the site. Public benefit through accessibility will be a major part of this integration.

Key to District Planning Map:

DISTRICT PLAN FEATURES AND ZONING

ZONING	DESIGNATIONS
OUTER RESIDENTIAL	K1 - Justice Department - Wellington Prison
OPEN SPACE B	T12 - Telecommunication and Radio - Mt. Crawford
	T13 - Telecommunication and Radio - Mt. Crawford
	- satellite earth station.
BOUNDARIES	MAORI HERITAGE SITES
DISTRICT BOUNDARY	M93 - Kau-whakaau-wanu
RIDGELINES AND HILLTOPS OVERLAY	M94 - Matakai-kai-poinga
HERITAGE OBJECTS	M95 - Puhirangi Pa
▲ 49 Fort Ballance 1885-86	M96 - Te Mahanga
MAORI PRECINCT	
----- PRECINCT BOUNDARY	Matakai-kai-poinga
	The precinct contains a number of significant sites and the area is currently designated for defence an justice purposes



Linkages

SBC



It is proposed that a number of new recreation linkages would be created over the property to formalise the use of many current users of the land for walking, running and mountain biking.

It is envisaged that a heritage trail be created linking the heritage sites and having information boards conveying the history of the land for generations gone by.

Linkages would provide access to the esplanade reserve, the coastal road, Scorching Bay beach, Shelly Bay and the Fort Ballance Historical area.

One access road is proposed to be formed along the existing magazine road providing for connection with Nevay Road at the top of the Peninsula.

