



WATTS PENINSULA

Feasibility Study Identifying Options for Further Development

Blaschke & Rutherford Environmental Consultants
PAOS Limited
TRC Tourism Limited
and affiliates

23 March 2012

Executive Summary

Watts Peninsula is at the northern end of the Miramar Peninsula, Wellington City. It is almost unique in New Zealand with its multiplicity of heritage and natural values. It is a natural gateway to Wellington and is highly visible from many parts of the city and harbour. Its values include its Kupe and early Maori settlement history and ongoing associations, its long and amazing military history in the form of largely intact and visible defences from 1885 until World War II, and its association with the New Zealand reformatory movement. It has potential for recreation and significant natural regeneration.

In short, the 76 hectare site is a multi-layered taonga of Maori and European endeavour and conservation potential. Because of the physical and visual prominence of the site and its landscape, cultural and heritage significance, any development of the site would need to be based on and sympathetic to the existing landscape and multiple heritage values. The main focus of development in the short to medium term should be on critical works that allow the public to access and enjoy the site.

The Ministry of Culture and Heritage, New Zealand Defence Force and the Department of Conservation have been considering options for the possible protection of the site as a reserve under the Reserves Act 1977. The Ministry was directed by Cabinet to commission a feasibility study to explore the possible costs, risks and benefits of protecting the site in a manner consistent with its nationally significant character. The study brief included identifying strengths and weaknesses of governance and managements options, and examining risks and indicative costs inclusive of the baseline management of the reserve. The focus has been on short term (to mid 2014) and medium term (to mid 2017) management.

KEY RECOMMENDATIONS AND ESTIMATED COSTS

The study has developed the following key recommendations and estimated costs:¹

1. ESTABLISH A GOVERNANCE ENTITY

- Consider options for establishing governance of the site. A focussed entity is best placed to deliver on a clear set of governance and management objectives. Of the spectrum of options analysed, the recommended option is for the reserve to be vested in a trust with a mandate to protect and enhance all values of the site.
- The administering trust could be either representation or skills based or a mixture of the two. It is likely that specialist skills would be required as well as those required to effectively manage a trust. With the recognition of the site as being nationally important, the Crown (most likely through the Department of Conservation) would be expected to have an ongoing involvement in the governance of the site. Gauging the level of interest and available resources from key local authorities Wellington City Council and Greater Wellington Regional Council would be required before coming to a conclusion on local government representation. In addition, the key roles of iwi (in a partnership role) and the local community (either directly or through Wellington City Council) should be recognised.
- A proposed purpose for a governance entity is: To provide leadership for the development of the reserve so as to further the recognition and public enjoyment of the nationally, regionally and locally significant attributes of the reserve

Estimated costs for establishing a trust deed and making appointments - \$50,000.

¹ The views and recommendations in this report are those of the feasibility study team, and do not represent the views of the Ministry or the Watts Peninsula Working Group.

2. IMMEDIATE WORKS FOR SITE SAFETY AND SECURITY

Following a safety audit, carry out works that are required immediately (2012 calendar year), to reduce immediate hazards; in particular, site safety and security of military heritage sites, and sufficient removal of hazardous trees to allow public access.

Estimated costs \$225,000.

3. RESERVE MANAGEMENT PLANNING PROCESSES

This process should be initiated concurrently with establishing a governance entity. With a comprehensive process of research, consultation and community engagement it is expected that completion of a plan would take up to two years.

- Develop an overall reserve management plan for the site. This comprehensive plan and associated statutory-required community consultation would set out long term vision, objectives and policies as well as the phases of work required to achieve the vision
- Propose a suitable name for the site in the course of the management planning process, to be submitted to the New Zealand Geographic Board for approval, after full consultation with local and Wellington community and iwi
- Landscape development plan, ecological management and restoration plan and conservation plans for military heritage sites as part of the reserve management planning process. The plans would be used to provide spatial resolution of the reserve management plan vision, objectives and policies, facilitate integrated planning, decision-making and resourcing, and identify detailed design and ecological solutions and options
- Begin the process of consultation with key neighbouring landowners and in particular the Department of Corrections, the Port Nicholson Block Settlement Trust and Wellington City Council. This will ensure that the site is fully integrated and compatible with future management and uses of adjoining land
- Identify Wellington communities and interest groups that would be involved in conservation and restoration of the site and heritage interpretation, as well as other interests such as tourism and recreation.

Estimated costs \$330,000.

4. ENABLE PUBLIC ACCESS AND RECREATION

Initiate an immediate programme of work to enable public access onto the site. This programme recognises that at least in the short term the main focus of development should be on enhancing access for a range of recreational opportunities, with emphasis on walking and, to a lesser degree, cycling. The programme formalises current informal public access and also prepares for World War I centenary commemorations in 2014:

- Initial safety works to allow public access to the site
- Improved site entrances, access, parking and signage on the periphery of the site (Massey Memorial, Mahanga Bay and Shelly Bay).

- Improved tracks for initial public walking between attractions from Scorching Bay to Massey Memorial, way finding and initial interpretation
- Remedial drainage and track upgrade from Mahanga Bay to Fort Ballance/Fort Gordon
- Reinstate public access along Military Road through the telecom site above Fort Ballance
- Initial signage, wayfinding and interpretation.

Estimated costs are \$ 615,000

5. UPGRADE TRAIL NETWORK AND COMPLETE RESTORATION PROJECTS

In the medium term (up to 2017), upgrading, restoration and development of trails across the site, upgrading and restoration of Military Road and magazines, restoration of Fort Ballance/Fort Gordon area, Kau Point and Mt Crawford Battery:

- Track development and repair across the site
- Public access along Military Road for walkers and cyclists
- Safety works and stabilisation of military heritage sites and ammunition magazines
- Site interpretation and signage.

Estimated costs are \$ 1,500,000

6. OPTIONS FOR REVENUE GENERATION

Options for significant revenue generation from the site are limited in the short to medium term. At present grazing and filming concessions are the only income sources. In the medium term, the site is well suited to a range of casual recreational activities which may be supported through concession or lease facilities or facilities such as a café and/or visitor centre, guided walks and tourist tours.

There are significant constraints to more intensive commercial land uses such as accommodation or residential land use on the site. More intensive developments may be more logically located on neighbouring privately owned land, but a carefully developed reserve management plan may over the long term present options for more substantial developments over parts of the site consistent with the long term vision.

Contents

Executive Summary	3
Key recommendations and estimated costs	3
Contents	7
The Feasibility Study Team	9
Introduction - Watts Peninsula at a Glance	11
Introduction to the project	12
Method adopted for the project	14
The name of the site	15
Principles	16
Overview of the Site	17
Historic overview	17
<i>Maori history</i>	17
<i>Archaeology</i>	21
<i>European history</i>	23
<i>Military history</i>	24
Overview of landscape, ecology, tourism, and recreation	27
<i>Landscape</i>	27
<i>Ecology</i>	31
<i>Tourism and recreation</i>	33
Opportunities and constraints	34
Options for Management and Governance Oversight	37
Introduction	37
Assessment of governance options	40
Recommendations	43
Relevant governance models	44
Allocating management responsibilities	46
Management Issues	47
Introduction	47
Critical work to be carried out immediately	47
Short and medium term options to manage and develop the site	49
World War I commemorations	57
Checklist of principle management options	58
Further work to be commissioned over the longer term	59
Options for revenue generation	60
Options for community engagement through a volunteer programme	61

Appendix 1	
Specific places on the site	63
<i>Military Road and magazines</i>	63
<i>Massey Memorial</i>	65
<i>Mt Crawford battery site</i>	67
<i>Womens Reformatory/Halswell Prison</i>	68
<i>Fort Ballance/Fort Gordon</i>	69
<i>Kau Point</i>	71
<i>Area around prison/Mt Crawford/Redoubt</i>	73
 Appendix 2	
Te Motu Kairangi/Miramar Peninsula Place Name Proposal Report	75
 Appendix 3	
Early Wellington map	77
Ridges and hilltops map	78
Indigeneous vegetation map	79
Site access map	80
 Sources of Information	 81

The Feasibility Study Team

Blaschke & Rutherford Environmental Consultants

Dr Paul Blaschke (Ecologist and Team Leader)

PAOS Limited

Cheryl Robilliard (Landscape Architect)

Naomi Bird (Landscape Architect)

TRC Tourism Limited

Ray Salter (Management and Governance)

Jimmy Young (Tourism and Recreation)

Chloe Robinson (Research Assistant)

Independent Consultants

David Young (Environmental Historian)

Kevin Jones (Archaeologist)

Matlu Baker (Maori Advisor)

Introduction - Watts Peninsula At A Glance

Significant sites of antiquity are, more often than not, layered by human endeavour over generations, if not over civilisations. Such is the case and the attraction of Watts Peninsula, a prominent landmark jutting out into central Wellington Harbour. It would not be difficult to make a case that large, if not critical, slices of New Zealand's natural and human history up until the 1950s, are represented here in some form.

Unusually, this focus of harbour life, place of strategic import, of regenerating ecological harbour edge and of variegated and impressions of human activity over some eight hundred years, has not been lost or "loved to death." Rather, having been largely in defence department hands for some 125 years it has retained almost by accident much, though by no means all, of its old identity.

Early, demi-mythical Maori names commemorating the explorer-navigators Kupe and Toi are still here, old pa sites alongside material evidence of some of the nation's earliest first heavy artillery defence infrastructure, as well as sites reflecting New Zealand's navigational (old pilot station), agricultural and social-political history. Once a reforming women's prison stood here, near Mt Crawford (men's) prison. Their functions contrast strongly with the nearby Pohutukawa-girded Greco-mausoleum of one of our more dominant Prime Ministers (although both the Massey Memorial and the men's prison stand outside the brief of this report).

This unusually diverse historic and cultural landscape is among the most significant of a handful of such sites in New Zealand - not to mention being a place of dramatic seismic shift within human history. In the midst of such richness remain pockets of native vegetation and ecological renewal, sites of a number of old Maori kainga, pa, fishing spots and kumara cultivation grounds, together with an intriguing medley of European institutional history.

Above all, it remains a place where ancient natural patterns are played out in a matrix of more recent land cover and activities, and a landscape people are drawn to for recreation and refreshment. Here the opportunities for passive recreation are extensive and may be exercised in a variety of forms e.g. walking, cycling, fishing, or site-visiting at a level that is largely suitable for families and groups.



Fig 1. Context - 'The Site' and its relationship to the greater Wellington area

The site is, then, a prominent seascape landform with significant views. It has enough traces of natural habitats to be able to plan the restoration of more natural environments and ecological linkages. It has visual connections with Wellington Central Business District and the parliamentary precinct. It can be viewed from State Highway One, almost all parts of the harbour and harbour edge, from aircraft approaching or leaving Wellington airport and from many Wellington and Hutt City suburban areas. It has an intimate relationship with the rest of the Miramar Peninsula, home to many Wellington residents and the iconic film industry.

The landscape is highly visible in its wider context. This includes the majority of the residential and Central Business District sites with harbour views. The visual catchment includes (to the north), Wadestown, Kaiwharawhara, Ngaio, Khandallah, parts of

Newlands, Horokiwi and the southern parts of the Western Hills of Hutt City, Petone and the Eastern Bays across the harbour (to the east), Central Wellington, Roseneath, Hataitai, the western slopes of Mt Victoria and Brooklyn (to the west) and Melrose (to the south).

In human terms it remains, tangibly - but formally and informally - a place of life and death, of war and peace and therefore, a site whose use befits and demands respect from all who visit. An opportunity is now available to protect the site more formally, and the challenge in front of us is to frame that opportunity so as to realise the best ways to protect and restore its many values.

INTRODUCTION TO THE PROJECT

Watts Peninsula is a 75.85 hectare piece of land at the northern end of the Miramar Peninsula, Wellington City. In 2011, the Ministry of Culture and Heritage (the Ministry) began working with the New Zealand Defence Force (the current owner of the land) and the Department of Conservation on the possible gazettal of the site as a reserve under the Reserves Act 1977.

This course of action was confirmed by a Cabinet decision in September 2011 which agreed that the site should be protected, preserved and developed as a distinctive national destination that incorporates the natural environment with venues for the celebration and enjoyment of national heritage, recreation, culture and the arts. Cabinet directed the Ministry for Culture and Heritage to undertake further work on protecting and using the Watts Peninsula site, including the commissioning of a feasibility study to explore the possible costs, risks and benefits of protecting the site.

The Ministry then sought by way of a *Request for Proposal*, proposals to prepare this feasibility study and to further develop and cost options for the conservation, use and management of the Watts Peninsula site in a manner consistent with its nationally significant character. The study would identify strengths and weaknesses for each option and look at the risks and indicative costs, inclusive of the baseline management of the reserve. The study would also explore governance and kaitiaki options for the site's future management.

The Brief Called For A Written Study Which Included:

- The costing and exploration of some short and medium term options to develop the site, within the limits of the Reserves Act
- A recognition of the fact that critical work will need to be done on the site, such as remediation and restoration of heritage buildings and addressing public safety issues
- Options to manage the site and governance options within the limits of the Reserves Act, including any immediate issues and the costs associated with those options
- Suggestions for further work to be commissioned for the site
- A menu of costed options for the Ministry to consider.

The site considered in the study and report is the 75.85 hectare area currently owned by the Ministry of Defence. It therefore excludes several key places at the northern end of Miramar Peninsula which lie outside the Ministry of Defence land. These include the road reserve and coastline around the peninsula, the Massey Memorial on the

northern boundary of the site, land owned by Shelly Bay Co on the western boundary of the site, the Mount Crawford Prison site on the southern boundary of the site, Wellington City Council reserve at Scorching Bay on the southeast boundary of the site, land owned by the National Institute of Water and Atmosphere (NIWA) at Mahanga Bay, and land owned by Telecom New Zealand Ltd within the southeast part of the site. As emphasised throughout the report, it is important that all these areas of land are considered alongside the Watts Peninsula site and commonalities and linkages taken into account.



Fig 2. Watts Peninsula site and places of particular interest

METHOD ADOPTED FOR THE PROJECT

A multi-disciplinary team of Wellington resource management consultants was assembled by team leader Dr Paul Blaschke to develop a proposal, and subsequently selected to undertake the feasibility study. This report provides the results of the feasibility study. Work commenced on the project on the 16th December 2011.

The phases in the project included:

- Project initiation, establishment of base information, principles and data
- Scoping and context, including team and individual site visits and a team workshop for the development of an analysis and evaluation framework for critical work
- Development and costing of options
- Development of governance options
- Refinement of options, costings and implications
- Suggestions for revenue generation and community engagement.

The team was regularly briefed by Ministry officials and also met with the Watts Peninsula Working Group on 1st February 2012 to present initial findings and discuss management and governance options. The Working Group also gave helpful feedback on the pre-draft feasibility study.

Members of the team conducted informal interviews with a number of the Working Group and other stakeholders, whose input is gratefully acknowledged, as is the assistance from many officers of central and local government.

The views expressed in this report are those of the feasibility study team, and do not represent the views of the Ministry or the Watts Peninsula Working Group.

Outline Of This Report

Given the brief, this report emphasises the development and evaluation of options for the governance and management of the site as a reserve. However, the team considered that it was important to put that work into the context of an overview of the site and its values - in effect a brief synthesis of the valuable information and views gleaned from the literature and our discussions with informants. This is the material that is presented in the next section of this study.

It includes a synthesis of opportunities and constraints, and also a synthesis of the values of the site in the form of a set of principles, developed by the team, that guided our work. This section also emphasises the critical linkages (both geographical and in terms of heritage values) between Watts Peninsula and the rest of the Miramar Peninsula and Wellington City. This material is followed by an analysis of governance and management options and the team's recommendations to the Ministry and the Working Group. As suggested in the brief, the main emphasis has been given to actions in the short term (up to mid 2014 which includes a set of immediate priorities to be implemented in 2012) and medium term (up to late 2017). However we also considered longer term options for work over several decades.

Within the management section we have provided indicative costings and suggested some critical steps in the timeline for management actions. A feature of the timeline is a subset of actions that would be necessary in order to have specific places and/or facilities on the site available in time for World War One (WWI) commemorations in

2014. This was considered necessary because of discussions that have already taken place about the significance of the site as one of the most tangible WWI sites within New Zealand and therefore its suitability for centenary commemorations of WWI events. The report refers throughout to various kinds of 'development' of the site. This term is used in a generic sense to describe a wide range of development and management activities, from low key maintenance and recreation activities such as walking on existing tracks, through to more intensive use involving physical alteration or construction such as new tracks, reuse or construction of new structures.

THE NAME OF THE SITE

The brief identifies the site as Watts Peninsula, a name recognised by the New Zealand Geographic Board. Over the course of the project the team came to the conclusion that this name would be unsatisfactory for the future reserve, for a number of important reasons. These include:

- The name is poorly recognised within Wellington
- The name of a peninsula is easily confused with the much better-known name of Miramar Peninsula (Te Motu Kairangi), of which "Watts Peninsula" is just one part
- In particular the site does not include the very tip of the Miramar Peninsula which is named and managed as "Massey Memorial"
- The name does not recognise any of the long and intimate associations of tangata whenua and iwi with the site
- The name remembers an early European settler who had only a passing relationship with the site and is otherwise barely remembered as one of several early European settlers of the area.

For these reasons, from this point on in the report, Watts Peninsula is simply referred to in this report as "the site". Given the opportunity to establish the site as a site of local, regional and national significance, it should have a name that is more representative of the events and possibilities of the site. It is premature to presume what a new and preferable name should be. It is recommended that a name be developed as part of the management planning process and in due course submitted to the New Zealand Geographic Board for approval, after full consultation with the local and Wellington community and iwi.



Photo taken from one of the former military tracks within the site looking out towards Roseneath and Wellington City

PRINCIPLES

Realising just how complex the site is in its entirety and how many different groups are concerned with its future evolution now that it is public land, the consultants for this project determined that they needed to be transparent in their assumptions. To that end they came up with a set of principles which shape and underlie the conclusions reached. These do not presume to be a set of principles for future management, but may help frame the development of such principles.

1. The site is a multi-layered cultural heritage landscape with natural, cultural and archaeological values of local, regional and national significance
2. The site has significant physical, cultural, visual, historical, recreational and ecological connections to many parts of Wellington City including the harbour, the wider Miramar peninsula and neighbouring suburbs
3. The site has particular historical and cultural significance to iwi that have been resident in the area and serve as kaitiaki to the site
4. The site has particular national significance because of its multi-layered military heritage dating back more than a century
5. The site's governance and management structures reflect the site's importance, its multiple values and high public interest in the site
6. Management must respect, protect, sustain, make safe and enhance the multiple values of the site while providing for public access consistent with necessary safety considerations
7. Activities and experiences must cater to all sections of the community and be sympathetic to the existing and past cultural, ecological, heritage and landscape features of the site
8. Interpretation in its widest sense, and reuse of built forms in the landscape, draw on and inform the multiple values of the site.

Overview of the Site

HISTORIC OVERVIEW

This section gives a historical background to the events and historical trends that have shaped the site of today. It is divided into sections summarising Maori history, European history and the archaeological traces of both periods, military and penitentiary history.

The site has several registered historic places, all of which are recognized as category One by the Historic Places Trust. The site occupies an important position within an area recognised in the *Wellington City District Plan* as the Matakai-kai-poinga Landscape Feature Precinct, with four registered² Maori heritage sites.

Miramar Peninsula as a whole was largely island habitat until a fifteenth century earthquake raised some of its southern end above the sea. The 1855 earthquake further raised the land surface.³

MAORI HISTORY

The greater Te Whanga-nui-a-Tara-Wellington area was first discovered and explored by the Polynesian navigator Kupe. As is customary, Kupe named the places he visited and explored in a practice known as taunaha whenua, the tikanga, or naming and claiming the land, laying the first foundations for the cultural landscape of the greater Wellington area.



Fig 3. Sketch of Miramar Peninsula showing a cabbage tree, canoe and rocky headland with a Maori war canoe (waka-taua) in the foreground. Gold, Charles Emilius, sketch completed between 1847-1860 (sourced from Alexander Turnbull Library, Wellington - Reference A-288-030)

This exercise of taunaha whenua was subsequently conducted by several resident iwi who have occupied Wellington since the time of Kupe. Among the earliest iwi associated with Te Whanganui-a-Tara (Wellington harbour district) are the Waitaha and Ngāti Mamoe, or Te Tini o Mamoe. They appear to have left the earliest archaeological evidence of their occupation throughout the Wellington region and beyond.

In time other iwi settled the greater Wellington area. Perhaps the longest resident iwi, and dominant group, were Ngai Tara, descendants of Whatonga, kaihautū (commander) of the waka, Kurahaupō. It appears to be Ngai Tara who gave the fullest expression to the tikanga of taunaha whenua today evident in Wellington's place names. Later, Ngāti Ira (Ira-kai-putahi) made this their home.

The site appears to have included the greater area of what was originally recognised as Motu-kairangi. Occupation of the Motu-kairangi area needs to be seen in the wider context of Maori occupation of the

greater Wellington harbour and south coast area and not viewed in isolation from these adjoining areas (see Appendix 3 for an early Wellington map showing native names, remains of old pa sites, villages and occupations).

² <http://www.wellington.govt.nz/plans/district/volume3/pdfs/v3map13.pdf>.

Note that only Fort Ballance and Fort Gordon are registered on the Historic Places Trust register

³ Pillans, Brad and Huber, Phil, 'Earthquakes and Uplift History of the Miramar Peninsular, Wellington', Unpublished research report for the New Zealand Earthquake Commission, 1992

Perhaps the most important pa, known as Whetu-kairangi, was situated high on the ridge above the natural spring Te Puna a Tara. According to Best,⁴ Te Puna o Tara is a small, naturally occurring well-spring situated near to the Pilot Station at present day Worser Bay. It was, in olden times and according to legend, surrounded by carved stones (he mea wha-kairo).⁵ In addition to its location near a fresh water source, Whetu-kairangi pa was also well positioned to harness the rich food supplies on offer - eels, fresh water fish, and birds in the nearby large fresh water lake, later known as Burnham Water.

The description of Whetu-kairangi pa given by Te Matorohanga describes a significant and heavily fortified pa. It appears to have been the primary fortified residence in the Wellington harbour area at this time. The associated pa sites along positions on Mount Victoria and Watts Peninsula, appear to be subsidiary or secondary fenced or fortified observation sites established to maintain a security network, rather than sites of actual occupation or residence.

Less is known about the associated pa sites, fortifications and kainga (residential villages) that occur on the promontory and ridge line of the site and Miramar Island. However, their strategic position and the manner in which they are clustered above the promontory at the terminal end of the Motu-kairangi-Miramar network of inter-connected sites marks them as an important part of this extensive network of strategically located residential villages, fenced defensive structures, and fortifications. Each would have had a specific role and purpose serving the diverse needs of a regional community of extended kinship groups with access to natural resources such as fishing grounds, crop gardens, bird gathering areas.

Originally, Motu-kairangi (its interpretation, as provided by Adkin, is 'esteemed' or "precious", explaining what a hallowed place this island was to live) was then separated from mainland Rongotai. In legend it was two taniwha, Ngake and Whataitai, who created it. Whataitai, it is said, tried to force a passage via Evans and Lyall Bays but, failing, became a spirit in bird form and flew to the top of Mt Victoria. Ngake, however, succeeded. Much more prosaically, the taniwha event may also be described as the uplift of approximately 1460, the Hao-whenua, which occurred in the time of Te Ao-haeretahi, a descendant of Tara. The island therefore became a peninsula, joined to the mainland, as it remains today. Whataitai, was another name for the area, living on in what may be its linguistic corruption, 'Hataitai'.⁶

Whatonga, of Ngai Tara and grandson of Toi of the Kurahaupo waka, is associated with early colonization of the harbour, Tara being his son.⁷ Best tells us the pa Motu-kairangi was built by Whatonga and his brother Tautoki ihu nui.⁸ Indeed, such is the detail of this account we also learn that even at this time the island could not provide the necessary building materials, so these were transported from the forests of the Hutt Valley. This, and the fact that palisades were constructed, suggests that others had been here earlier, and that the original cover we might assume to find on the then island, was already lost or modified.⁹

4 Best, Elsdon, *'The pa Maori: An Account of the Fortified Villages of the Maori in Pre-European and Modern Times: Illustrating Methods of Defence by Means of Ramparts, Fosses, Scarps and Stockades'*, Board of Maori Ethnological Research for the Dominion Museum, 1927, Whitcombe & Tombs, Wellington, p.69

5 Best, Elsdon, *'Te Whanga-nui-a-Tara, Wellington in Pre-Pakeha Days'*, JPS, Volume 10, Number 3, September 1901 p. 107-165

6 Adkin, F. Leslie, *'The Great Harbour of Tara'*, Whitcombe and Tombs, Christchurch, 1959, p.14, 18-19, 24, 44

7 Adkin, F. Leslie, *'Great Harbour of Tara'*, p. 100-101

8 Best, Elsdon, *'The Land of Tara and They Who Settled It'*, Part 4, Journal of the Polynesian Society, 2nd September, 1918, p. 104-105

9 Best, Elsdon *'Miramar Island and Its History: How Motu-kairangi was Discovered and Settled by Polynesians, and how, in Times Long Past, It Became Miramar Peninsula'*, Transactions and Proceedings of the Royal Society of New Zealand, Volume 54, 1923, p. 783



Fig 4. Sketch showing the eastern side of the Miramar Peninsula. Gold, Charles Emilius, sketch completed between 1847-1860 (sourced from Alexander Turnbull Library, Wellington - Reference Unknown)



Fig 5. Sketch showing a Maori war canoe (waka-taua) being hauled ashore in high wind by eight Maori men on the east coast of the Miramar Peninsula. Gold, Charles Emilius, sketch completed between 1847-1860 (sourced from Alexander Turnbull Library, Wellington - Reference A-288-025)



Fig 6. Sketch showing the north end of Evans Bay on the Roseneath side, with Miramar Peninsula, the entrance to the harbour and Orongorongo Range in the background. A Maori man poling a canoe laden with newly-caught fish. Gold, Charles Emilius, sketch completed between 1847-1860 (sourced from Alexander Turnbull Library, Wellington - Reference A-288-026)

This summary is not the place to describe all sites, so one final example must suffice. On the ridge line above Mahanga Bay, the next bay north of Scorching Bay where Fort Ballance was erected, and in the vicinity of Point Gordon, was a large kainga, Te Mahanga.¹⁰

Following the displacement of the resident tangata whenua by Ngati Toa and Te Ati Awa about the year 1823 the greater Wellington region experienced a period of disturbed settlement patterns as successive waves of migratory tribes came to join the new dominant tribal groups. By the mid-1830s, and following a significant inter-tribal battle between the newly resident Taranaki and Waikato tribes near Waikanae and Otaki in 1834 (Haowhenua), the settlement and distribution of lands in the region had stabilised.

In Wellington the Te Ati Awa and Taranaki tribal groups had taken possession and occupied the area outright after the Ngati Mutunga and Ngati Tama tribes commandeered the brig Rodney in 1835 to take up residence in the Chatham Islands. Te Ati Awa and Taranaki tribes now occupied and controlled an extensive area extending from Waikanae in the north, through to the Hutt Valley, Wellington harbour and its precincts, and much of the top of the South Island.

By 1839 when the New Zealand Company arrived in Wellington these Te Ati Awa/ Taranaki tribes were in full occupation of the Wellington area with significant pa located throughout the Hutt Valley, and several locations across Wellington Harbour from Nga-uranga, Kaiwharawhara, Lambton harbour and Te Aro, and with numerous other kainga of different sizes and types along the length of Wellington's south coast. These Te Ati Awa and Taranaki tribes that settled Wellington are not a single homogenous identity group, but rather a complex arrangement of separate but related tribal groups that collectively represent Mana Whenua in the Wellington district.

The entire site is, in summary, a place which Maori took possession of. Maori occupied the landscape for hundreds of years and that past, though disturbed in some key sites, is still tangibly if not palpably linked to the past. Given this history of settlement, subsequent land alienation of Maori land and the general absence of consultation with Maori in development, particularly in relation to the sites that were formerly occupied and utilised by Maori, it is important that an adequate mechanism for ongoing robust consultation and active participation in the decision making and governance processes of the site.

The feasibility study team believe it is important to ensure that the Maori military history on the site is acknowledged alongside colonial and post-colonial military sites. There is an opportunity here to collaborate with local tangata whenua and the possibility of creating cultural sites. Such sites would be developed and designed with tangata whenua and represent local Maori history and cultural values. They could be physical structures of some kind, or possibly a karaka grove with associated interpretation that symbolically represents Maori occupation. They may be a combination of these strategies, or be other solutions developed in association with tangata whenua.

With respect to on-going consultation there is a need to ensure that it is transparent and conducted in good faith. Whatever solutions are devised for the sites continued usage there remains a need to overtly acknowledge and celebrate local Maori history of the wider Motukairangi-Miramar peninsula and surrounds. This needs to be undertaken in a collaborative or partnership process with Maori stakeholders, while also acknowledging the history and values of other stakeholders.

Such a partnership approach would appropriately reflect the recent findings of the Waitangi Tribunal in respect of kaitiaki relationships with the environment:

*"... a Treaty-compliant environmental management regime is one that is capable of delivering the ... outcome, by means of a process that balances the kaitiaki interest alongside other legitimate interest ... partnership models for environmental management in respect of taonga, where it is found that kaitiaki should have a say in decision-making but other voices should also be heard."*¹¹

Such an approach stands outside the Treaty settlement process in this instance, which we believe is appropriate, but is "compliant" with Treaty principles and kaitiaki interests.

Te Ati Awa's status as tangata whenua and exercise of mana whenua confer on them both a customary right and a responsibility as kaitiaki, a responsible steward and custodian, to ensure that the whenua and all its peoples and surrounding environs are conserved, preserved and well maintained both physically and spiritually for all. Wellington mana whenua and tangata whenua should be empowered by any governance solution to give good effect to their office of kaitiakitanga in ways that can also recognise a long history of earlier Maori settlement in the peninsula.

11

New Zealand Waitangi Tribunal, 'Ko Aotearoa Teneti: A Report Into Claims Concerning New Zealand Law and Policy Affecting Maori Culture and Identity', 2011

ARCHAEOLOGY

Overall State of Archaeological Survey

For the northern part of the peninsula (from the summit Matai-moana, the trig altitude 163m and the prison northwards) the state of survey is adequate. There have been a number of visits to particular sites by archaeologists and military historians. These include the late Tony Walton, Major Wally Fraser, Peter Cooke and Kevin Jones. Taylor and Sutton (2009) have recently reported to the Ministry of Defence.¹²

Overview of Archaeological Resources

Pre-European sites were newly surveyed and reviewed in a recent 2009 report for the New Zealand Defence Force by Taylor and Sutton. Sites include the known location of pa maioro (fortifications), pa or kainga (pa in the sense of an open village), terraces and middens. The earlier literature tends to confuse the two kinds of pa (fortifications and open villages). The records from the first half of the 20th century are all mapped at a small scale and there are no plans of individual sites. In other words they have only limited use for a review of site management. No storage pits recorded on the peninsula but these are generally an uncommon site type in the Wellington region.

Looking back to the earliest reports, Crawford in 1872 noted "*Te Mahanga (near Cow Bay) was not a fortified pa, but a taupahi, e.g a very large native village, which was occupied by the same hapus as the pas.*" H.N. McLeod in his late 19th-century map of the peninsula shows kainga at Kau Bay and at Te Mahanga (in Mahanga Bay). He shows pa (pa maioro?) at Matakikaipoinga, an un-named pa near Massey memorial, one on the ridge south of Kau Bay, one on the ridge end (of what is now Fort Ballance) and a further pa near Shelly Bay. Best, in his map of Wellington, (dated c.1915) shows only two pa maioro: Kai-tawaro (Massey Memorial, not in the scope of this study) and Te Mahanga (Fort Ballance area). The locations of pa named Matakai-kai-poinga, Puhirangi, and Te Mahanga were mapped by Adkin in his 1959 book *The Great Harbour of Tara*; these seem to follow H.N. McLeod's map who in part follows Crawford.

There are no detailed descriptions of the location or any features of these sites in Crawford, McLeod, Best or Adkin. Only Crawford and possibly McLeod would have seen the ridges prior to 1885 and the first construction of Russian Scare fortifications of the 1890s.

From a contemporary archaeologist's perspective, only Te Mahanga (Fort Ballance area) and Kai-tawaro were clearly on defensible locations. Any pa maioro, if they existed, will have been built over during the 'Russian Scare' and later military installations are today no longer recognisable as surface earthworks. There may have been a pa in the trig area (near the Mt Crawford prison) but a pa at this height above sea level would be unusual.

The most likely locations for kainga (undefended settlements) are Shelly Bay although nothing has been recorded in the shoreline area, central Kau Bay (Kau-whakaarua-warua) and Mahanga Bay (Te Mahanga) Kau Bay has a number of middens (archaeological evidence of kainga)¹³ buried in the toe of the slope in the road reserve.

There are a number of terraces on the peninsula, most of which have been recorded by Taylor and Sutton in their 2009 report. There is one set on the eastern side of the ridge ascending from Massey Memorial to the Heavy Anti-Aircraft battery. These may

12 Adds, Peter, '*Historical and Cultural Resources Study of the Wellington Harbour*', Part One of an unpublished report by Boffa Miskell for the Wellington Harbour Maritime Planning Authority, 1998

13 These are recorded on Archsite, the on-line New Zealand Archaeological Association site recording scheme: examples are R27/57, 95

be plausibly regarded as outliers of a pa maioro at the former location. However, natural terraces are very frequently found in the Wellington region and these particular terraces would need intrusive (excavation) survey to be sure of their cultural status.

A more comprehensive inspection to determine whether a terrace was made by human beings would be to dig a trench and observe a section across the tread from the rear terrace riser to the forward edge. If the terrace had been dug by human beings, the rear would be cut down to bedrock with thin topsoils (and maybe some soil wash from the slope above) and there would layers of fill on the forward part of the terrace.

All these sites are by definition of the pre-1900 era and are therefore archaeological sites under the section two definition of the Historic Places Act, 1993. Any modification including vegetation management, roading, track making, logging and re-generation will need an archaeological assessment of effects and probably an authority under sections 11-12 of the act. The pre-European sites have Maori traditional values. The site as a whole is generally in an area of statutory recognition under the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act, 2009 as to the coastal marine area and Wellington Harbour.



Fig 7. Locations of all recorded archaeological sites. There is a number of Maori and other heritage sites related to the former military use. These sites are recorded by the New Zealand Archaeological Association, plus there are ten additional sites located by Michael Taylor and Annetta Sutton from the April 2009 Assessment completed for the New Zealand Defence Force

EUROPEAN HISTORY

When colonists first arrived, the site carried little forest cover, although Heaphy's 1840 engraving shows forest on the higher parts, where modern Miramar Heights is located. By 1842 a Henry Melville engraving of an S C Brees painting shows the entire Miramar Peninsula covered in open grassland.¹⁴



Fig 8. Miramar Peninsula showing Te Mahanga. Crawford, James Coutts, 1872

James Coutts Crawford farmed the peninsula's northern half, which he called Glendavar Cattle Farm, from about 1840. A former naval officer, he was energetic, seemingly fearless and in later life distinguished in civic life. Keenly interested in science, including botany and geology, he was also actively involved in engineering and agriculture. In Miramar, purchased in 1839 from the New Zealand Company (he may well have been "Wellington's first genuine city-settler") he experimented with different grass seeds, discussed in a paper he gave in 1882. He also built what may be New Zealand's first significant tunnel, some 100 yards of bricks, by which he drained 'Burnham Water', a considerable lake and site of Miramar township today, into Evans Bay.¹⁵ Crawford is responsible for the peninsula's 'Miramar' name.

In 1885 the northern end of the Miramar Peninsula (roughly corresponding to the site of the present feasibility study) was sold by Coutts Crawford for military defence installations, a settlement of £6000 being awarded him in 1886. The land remained largely in defence possession until the present.¹⁶



Fig 9. Sketch showing Watts Peninsula, Port Nicholson. The view is from the lower slopes of Mt Crawford looking out towards the Cook Strait with Evans Bay and Lyall Bay on the right, the harbour entrance on the left, Burnham Water (later drained and now the site of Miramar) in the centre. Smith, William Mein, sketch completed in October 1841

¹⁴ McLean, Gavin, 'Wellington: The First Years of European settlement, 1840-1850', Penguin Books, Auckland, 2000, p. 20

¹⁵ Crawford, James Coutts, 'On Fixing Sands by Means of Planted Grasses' available from: <http://www.teara.govt.nz/en/biographies/1c26/>

Ward, Louise E, 'Early Wellington', Whitcombe and Tombs, 1928, p. 267

LINZ, 'Te Motu-kairangi/Miramar Peninsula Placename Report', not dated

¹⁶ Naus, Natasha, 'Motu-kairangi/Northern Point Military Reserve (former) Miramar Peninsula, Wellington, Crown Land Disposal Heritage Assessment,' Historic Places Trust, sourced from: Papers Past - Evening Post 13th December 1886, p. 10

MILITARY HISTORY

Over the years several of the strategic locations that had proven so attractive to Maori were subsumed for colonial military purposes to the extent that the earlier works have been almost entirely destroyed. These European military sites have been researched more thoroughly than any other aspect of the site and so have been given less prominence in this overview, although individual sites are described in Appendix 1.



Fig 10. Fort Ballance, (north is top of the image), 1945, Crown Copyright



Fig 11. Fort Ballance, 1950's, Unidentified Photographer (sourced from Timeframes, National Library of New Zealand)



Fig 12. Fort Ballance, aerial oblique from the west, 2000, Jones, Kevin, (sourced from the Department of Conservation)

The challenge in opening up military sites to the public, together with issues of access, safety and preservation, will be to ensure that the stories of both peoples who occupied these places are interpreted in ways that respect the interests of both.

The Anglo-Russian rivalry over Afghanistan led to the 'Russian scare' of 1885 and the erection of heavy artillery defence posts at New Zealand's major ports. Wellington's main fortification, Fort Ballance was built here on the site of Te Mahanga Pa.

*"... Kau Point and Point Gordon provided height and concealment for the proposed fortifications that were needed to defend the harbour channel ... seat of Government ... maritime trade."*¹⁷

Fort Ballance was supported by gently graded roads with considerable load bearing capacity which is mostly still extant, accommodation and communication systems for the installed weaponry, ammunition stores and military personnel.

By 1887, Fort Ballance was equipped with two seven-inch muzzle-loaders and a six-inch Armstrong on a disappearing carriage and was testing torpedos. Fort Ballance also provided control and cover for the minefield placed between Gordon Point and Ward Island. Supported by the positions at Kau Point and Point Halswell, when fully armed Fort Ballance had more guns than any other fort in New Zealand.¹⁸ Though its technology gradually evolved, Fort Ballance remained, becoming fully operational for service in WWI, with additions such as machine gun emplacements. WWII saw it brought back

¹⁷ Naus, Natasha, 'Motu-kalangi', 2012, p. 10

¹⁸ 'Grey River Argus', 17th October 1887, sourced from Papers Past - [www:http://historic places trust:pt Gordon'](http://www.historicplaces.org.nz/pt/Gordon/)



Fig 13. Shelly Bay, the ordinance stores, the Womens Reformatory and the Mt Crawford heavy anti-aircraft battery site (north is the top of the image), 1945, Crown Copyright



Mt Crawford heavy anti-aircraft battery

into full service. Some 180 men were eventually stationed nearby, with a new array of weaponry including heavy artillery and an anti aircraft battery.

Penitentiary History

Point Halswell Women's Reformatory opened in 1920 as a temporary adjunct to the male Mt Crawford prison. With its airy rooms, pleasant personal accommodation, and its gardens and farm on which the inmates were employed, it was considered at the time to be modern and reformatory by nature. It attracted interest from progressives, including writer Blanche Baughan, later founder of the Howard League for Penal Reform, who wrote of her first-hand working experience there in *'People in Prison'*, published in 1936.¹⁹ Robin Hyde, an accomplished female journalist and author, also wrote of it.²⁰

The reformatory ceased to function in the 1940s and little remains of its structure or gardens.

19 McIntoch, AH, *'The Encyclopaedia of New Zealand'*, 14th July, 1920, sourced from: Papers Past, Evening Post, Government Printer, p. 1970-71
20 Hyde, Robin, *'Journalise'*, The National Printing Company, Auckland, 1934, p. 204

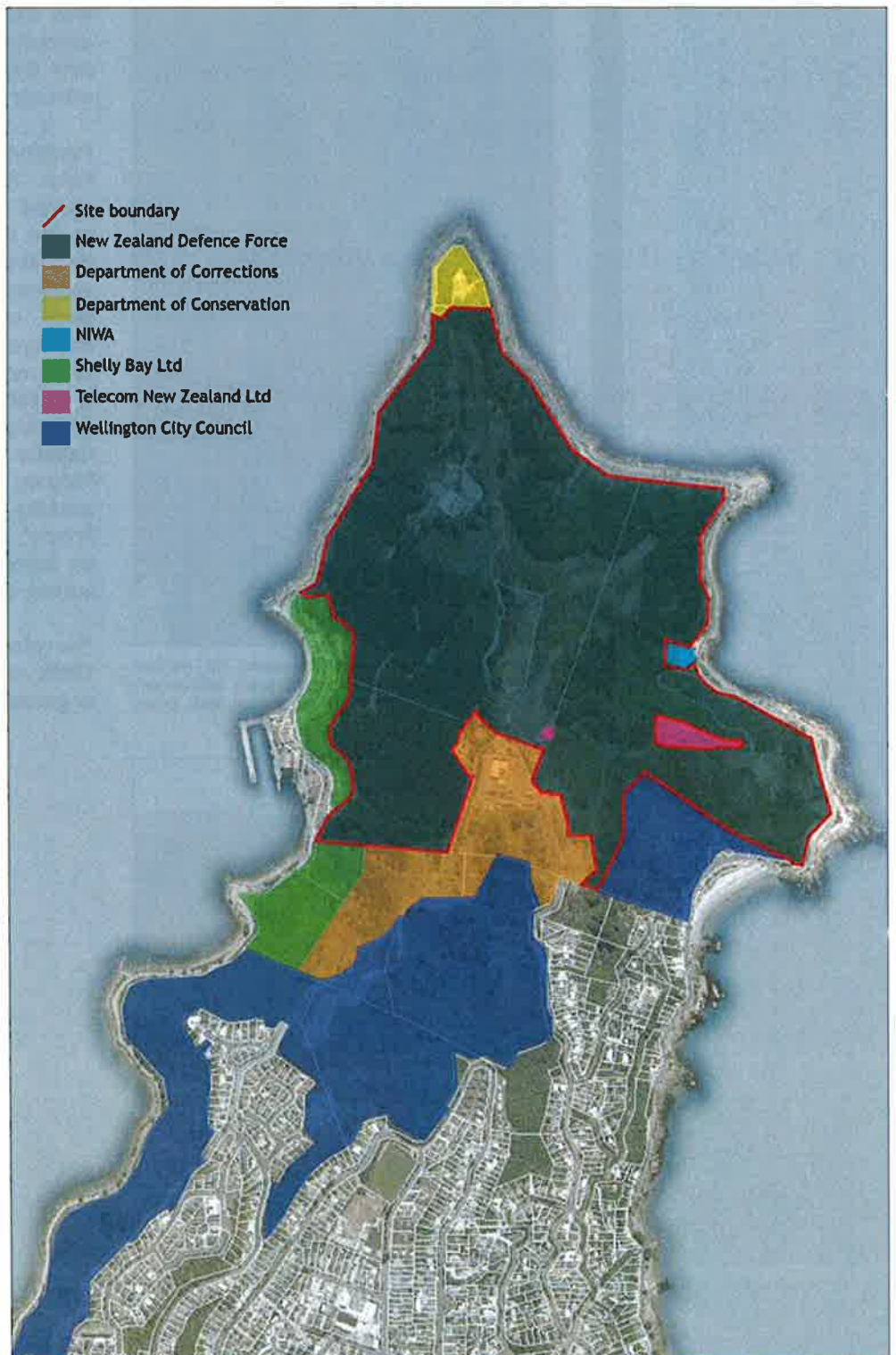


Fig 14. Land ownership within the site, and neighbouring properties

OVERVIEW OF LANDSCAPE, ECOLOGY, TOURISM, AND RECREATION

This section provides an overview of the site as a whole, dealing in turn with various aspects of management such as landscape, ecology, tourism and recreation. Along with the previous section with the historic overview, this material is necessary background for understanding the basis on which management of the area as a reserve must take place. The section concludes with a summary of opportunities, constraints and management issues for the site as a whole.

Specific places on the site for which detailed background information is available are described in greater detail in Appendix 1.

LANDSCAPE

Watts Peninsula is a headland in Wellington Harbour, Te Wanganui a Tara. The 75.85 hectare site is a prominent landform at the northern-most tip of the Miramar Peninsula, Te Motu Kairanga and is made up of interconnecting layers; visual, bio-physical, cultural and recreational. The site is a highly accessible and visible part of Wellington's harbour and bays. It is a gateway to Wellington City, provides natural character and contributes significantly to Wellington's green infrastructure.

Land Ownership

The site is Crown-owned land, currently owned by the Ministry of Defence but likely to be soon transferred to the Department of Conservation. Neighbourhood sites are owned by the Department of Corrections (Mt Crawford), Department of Conservation (Massey Memorial), National Institute of Water and Atmospheric Research (NIWA) (Mahanga Bay), Telecom (two sites) and Shelly Bay Limited, a company owned by Port Nicholson Block Settlement Trust. The site is zoned Open Space B under the *Wellington City Council District Plan*, as are neighbouring reserves owned by Wellington City Council.

An important aspect of any development of the site is the relationship between the site and these neighbouring sites, the coastal edge, the harbour and the urban fabric of Wellington City. It is important that the site and its setting are viewed as an integrated whole.

Statutory and Non-Statutory Landscape Planning Documents

National and regional planning relevant to the site includes the Resource Management Act (RMA) 1991, Historic Places Act 1993, *New Zealand Coastal Policy Statement (2010)*, the *Policy for Government Departments' Management of Historic Heritage (2004)* and the proposed *Wellington Regional Policy Statement (2010)*. The local planning framework is set by the *Wellington City Council District Plan*. Key Wellington City Council planning documents include the *Heritage Policy (2010)*, *Capital Spaces Open Space Strategy (1998)*, *Environmental Strategy (2006)*, *Open Space Access Plan (updated 2008)*, and *Biodiversity Action Plan (2007)*. A key policy is *District Plan Change 33 (operative 2009): Ridges and Hilltops (Visual Amenity) and Rural Area* which identifies Mt Crawford as a landmark headland in the Wellington Harbour.

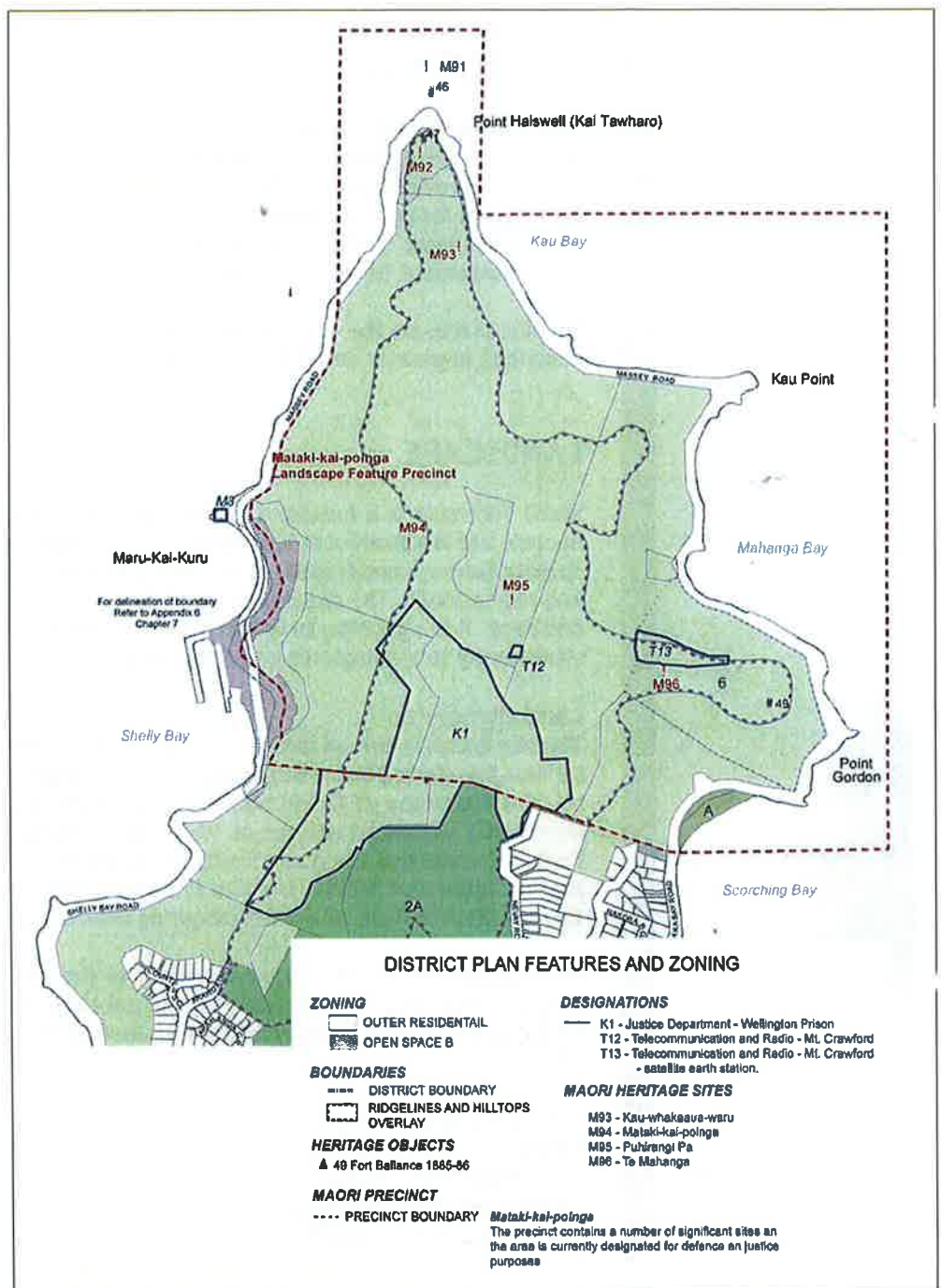


Fig 15. Wellington City Council District Plan



The physical landscape and its relationship to Wellington City

Physical Landform

The physical landform is variable, ranging from pockets of flat or gently sloping areas near the central spine of the ridge, to steep coastal escarpments with a grade of more than 1:2 (refer to Appendix 3 for a Ridges and Hilltops Map). A rocky coast and coastal road separates the steep escarpments from the harbour. Undulating areas of rough pasture and shrubland within the site are interspersed with vegetated gullies. Vegetation is both indigenous and exotic. Ridgelines and hilltop spurs tend to be predominantly

pastoral and open in nature, whilst the lower slopes and steep escarpments are largely vegetated. Some of the steep and sensitive areas are inaccessible and unsuitable for development. The rocks of the site are dominated by the greywacke typical of the Wellington Peninsula. Traces of loess are present on the upper slopes. Soils typically dry out in the summer, and all parts of the site are heavily influenced by the saline coastal setting. The physical landform is dramatic and it is a landscape that contrasts with the built form of the city.

Natural Character and Landscape Significance

The site has been modified but its natural character predominates. The escarpments and escarpment vegetation on three sides of the site are a continuation of the escarpments on the wider Miramar Peninsula and typical in scale and form to the coastal edges of Wellington Harbour. The site is surrounded by sea on three sides, and has views across the harbour. The coastal edges below the site and overall site values with their relative sense of remoteness, add to the natural character of the site.

Context is important when considering natural character and landscape significance, and in this case the context is the harbour, the escarpments at the harbour edges, the urban fabric of the built hills, ridges, coastal rim and escarpments facing the peninsula and the City across the harbour. The site is quiet, surrounded by sea, natural qualities dominate, the usual sounds of the city are distant and masked by the wind in the trees, and at night the site is dark and unlit. Partly because of the forest cover of much of the site, it has many characteristics similar to the Wellington Town Belt and Outer Green Belt.²¹ The proximity of the site to the Central Business District and suburban Wellington emphasises the contrast of its natural character and its landscape significance with other parts of the city. It is important to have sites like these in a city

Because of the physical and visual prominence of the site and its landscape, cultural and heritage significance, any development of the site would need to be based on and sympathetic to the existing landscape rather than imposed on the landscape. The opportunity is to develop a unique place based on the landscape and the narratives embodied within it.

It is therefore important that types of development and activities:

- Are sympathetic to the bio-physical landscape, the visual landscape, the heritage and cultural landscape, the site's natural character and its landscape significance
- Reveal the site's interconnecting layers
- Retain and protect views into and out of the site.

²¹ For which the relevant planning framework is set by the *Outer Green Belt Management Plan*, and *Town Belt Management Plan*



The site from the air as a plane ascends in a northerly direction



The site from the Queens Wharf, Wellington waterfront



The site from the Days Bay, on the eastern side of Wellington harbour



The site from the Cook Strait ferry arriving into Wellington harbour. This image is taken looking towards Kau Bay and Mahanga Bay on the eastern side of the peninsula

This by no means precludes development on the site, but has implications for the types of development and activities on the site and their locations.

Before any decisions are made on land use and development, a landscape and ecology planning process is recommended. This would include visual, landscape and ecological assessments, and would provide a spatial resolution to the vision, objectives and policies of the proposed reserve management plan. It would facilitate integrated planning and decision-making, and identify detailed design solutions and options.

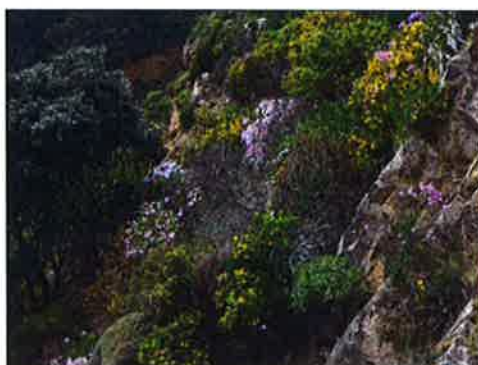
The landscape and ecology planning process would ideally be integrated into the reserve management planning process.

Connections

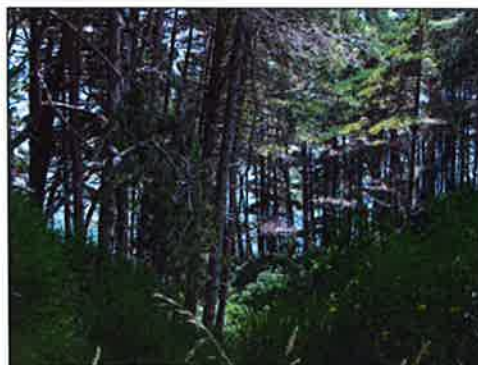
Establishing connections between the site and its wider context as well as connections within the site would also be a feature of a landscape development plan. This would be based on a number of elements:

- Biophysical, cultural, visual, historical, recreational and ecological connections between elements within the site and with the harbour, Wellington City, the wider Miramar Peninsula, neighbouring suburbs and Wellington City Council-owned reserves
- Maori and European land use and heritage values - defence, possibly gardening, pastoral farming, and institutions to do with Corrections
- Visual and resource connections between Maori pa sites and resources and the wider Miramar Peninsula, Wellington City and harbour
- Vehicular, pedestrian and cycling connections.

ECOLOGY



Coastal cliff vegetation



Areas of pine forest



Natural regeneration

The site is mainly covered in highly modified vegetation but includes some relatively large and compact areas of natural regeneration.²² As far as natural vegetation is concerned, generally there is a gradation from coastal cliff vegetation with coastal herbs, flax and dry land plants into broadleaved shrubs interspersed with Pohutukawa, and higher into exotic pine forest. There are extensive areas of pines (and occasional *Macrocarpa*) of various ages, and under some of the older pine canopies vigorous broadleaf tree and shrub regeneration. Dominant species include mahoe, ngaio, *Coprosma rigida*, kohuhu, taupata and fivefinger. Native jasmine is prolific. The more open pastures and shrubland areas are kept partly clear by small numbers of grazing cattle held on the site on short-term lease.

The most advanced natural regeneration (although weed-infested) is on the slopes and valley above Mahanga Bay. Here, as well as an extensive area of coastal scrub and small pocket of coastal forest in the only permanent stream gully, are some areas of coastal herbs and flax land.

The natural history of the area is notable in that a species list of the vegetation of the Miramar Peninsula was made as early as 1870, one of only two species lists made in Wellington from that time.²³ Much more recently, in 1995, a species list of several places on and near the north end of the Peninsula (including the "Mahanga Bay Bush" mentioned above), was made by members of the Wellington Botanical Society. Vegetation cover on the coastal escarpment is similar in character and scale to other areas of the inner Wellington Harbour.

The site has direct linkages to regenerating native forest in Scorching Bay Reserve, and is close to other large areas of reserve native forest and scrub habitats in Centennial Park and Maupuia Reserve. The site has a range of habitats suitable for birds and other native wildlife. Native birds known from the site include bellbird, fantail, grey

²² Much of this section is drawn from a November 2010 unpublished Department of Conservation file note 'New Zealand Defence Force Property at Watts Point: Assessment of Conservation Values (DOC/DM-371641)'

²³ The species list of both the Miramar Peninsula and the Botanical Gardens forest areas were made by James Buchanan. The modern species is retrievable from <http://www.nzpcn.org.nz/publications/Plant%20checklist%20for%20sites%20on%20the%20north%20end%20of%20Mira.pdf>

warbler, chaffinch, waxeye, and blue penguin. The latter are known to use hill slopes for burrows during the breeding season. Very little bird survey work has been done, and none has been completed for other wildlife groups.

Familiarity with the habitats present on the site suggests that it would provide a suitable habitat for a number of relatively common Wellington lizard species such as common skink, common gecko, copper skink, Wellington green gecko, and possibly some less common or threatened species. Yet none of these species have been documented. Restoration and enhancement of lizard species/communities seems potentially one of the most exciting and distinctive ecological restoration opportunities.

The whole of the Miramar Peninsula has been free of possums since about 2006. This has enabled increased bird and other wildlife populations. In January 2004, tui were breeding on the Peninsula. This is the first instance of tui breeding here for many decades. Both kingfisher and kereru have returned to the peninsula. Control of possums is on-going, with a recurring cost of setting traps. Some work on weed control (including felling mature pines that pose safety risks) also is taking place.

Weeds are a continuing issue which impact the natural habitats of the site. Among the most problematical are boneseed, broom, old mans beard, elaeagnus, buddleja and South African daisy. Animal pests that are likely to inhibit the breeding success of native birds and other wildlife include rabbits and hares, mustelids, rodents, hedgehogs and feral cats.

The site has a number of advantages for environmental restoration, including high restoration potential size, security of tenure (once reserve status has been confirmed), a range of habitats, linkages to other parts of Miramar Peninsula, possum-free status with the potential to be free of a wider range of animal pests, it is a relatively rare and highly threatened coastal land environment, and its flora at the time of settlement is known from Buchanan's species list. The Department of Conservation assessed conservation values of the site as medium to high in 2010 and has identified a number of indigenous vegetation areas within the site (refer to Appendix 3 for a map of indigeneous vegetation).

The ecosystem services²⁴ values of the site include the potential for carbon storage of relatively extensive woody vegetation, physical protection of Wellington Harbour and protection of coastal water quality.



Military Road and magazine storage area, looking north

24 Ecosystem services are the the benefits and services provided to humans by healthy ecosystems

TOURISM AND RECREATION



Military Road track on the western side of the site



A walking track at the northern tip of the site (near the boundary with Massey Memorial)



Fort Ballance

The site has high appeal for 'low-key' or casual recreation, particularly walking and cycling, given its natural setting, exceptional 300 degree views, visible heritage values and close proximity to the City. Access to the site is easily achieved at several points including the Massey Memorial, Shelly Bay, Mahanga Bay and by the prison through an easement. Access is also possible from Kau Bay and Scorching Bay. This ease of entry and the relatively gentle gradients around Military Road makes the site very appealing to a wide range of users, particularly families.

While the current Defence Force ownership of the land excludes public access, the site nevertheless attracts considerable informal recreational use. This is largely from nearby residents of the Miramar Peninsula but includes some from wider afield. The recreational use is concentrated on Military Road and the existing informal track network, which links many of the key sites of interest. There are no known statistics about visitor numbers or usage patterns. The Women's Reformatory site has been made temporarily inaccessible while it is being used under concession as a filming site.

Currently, the primary recreational activity on the site is walking (including dog walking), though there is also some cycling on existing trails. Connections to key recreational areas such as Scorching Bay, Shelly Bay, Centennial Park and the foreshore in general will be important.

There is no existing tourism activity on site, though the film site for the Hobbit will no doubt be included in future Lord of the Rings tours in conjunction with visits to Weta Cave in Miramar.

OPPORTUNITIES AND CONSTRAINTS

This section distills discussion on issues and opportunities raised in the previous two sections. This list is not exhaustive, and opportunities and constraints will continue to be identified during the reserve management planning process and development of associated assessments, studies and plans.

OPPORTUNITIES

- Protection and development of a nationally unique cultural heritage site based on the landscape and the narratives embodied within it - reserve status will allow for long-term management that protects, sustains, makes safe and enhances the multiple values of the site
- Opportunities for many recreational activities and experiences to cater for a range of ages, interests and abilities that are sympathetic to the landscape, natural, historical, cultural, ecological and heritage features of the site
- Development of existing and potential connections between the site and its surrounding areas, as well as within the site. These connections may be visual, physical, ecological or cultural
- Opportunities for long-term ecological, historical, cultural and landscape conservation and restoration
- Opportunities to collaborate with tangata whenua and stakeholders to develop and/or interpret cultural and historic heritage sites
- Opportunities for development and management of the site in conjunction with neighbouring reserves e.g Centennial Park, Scorching Bay Reserve, Massey Memorial and the road reserve/coastal strip. In turn, complementing existing and future development at neighbouring places e.g. Mahanga Bay, Shelly Bay, and on the neighbouring Corrections and Telecom land
- Opportunities for innovative and inspiring interpretation of the range of cultural heritage present on the site. This could be a feature of this site and distinguish it nationally from comparable sites
- Range of volunteers willing to assist with many aspects of restoration and management
- Possum-free status of the site is a good basis for further conservation and restoration
- Pine or other forest areas could become a permanent asset for carbon storage
- Continued grazing can provide a viable means of controlling weeds and grass growth if confined to properly fenced zones within the site
- Opportunities for public engagement during the reserve management planning process
- Opportunities for concessions such as guided walks associated with the cultural history of the site, as well as more recent association with the film industry.



Outstanding panoramic views can be appreciated from above the old Womens Reformatory

CONSTRAINTS

- Some areas pose physical safety issues and others may contain hazardous substances such as asbestos in the magazines on Military Road
- The current state of infrastructure, especially roads, the reservoir and water supply on various parts of the site need urgent attention
- Water supply, roads and sewage treatment would be an issue for any planned developments
- Any development of the site would need to be based on and sympathetic to the existing landscape rather than imposed on the landscape
- Costs are a key consideration for development of the site as well as ongoing management and maintenance, even with volunteer involvement. In the short term, opening up the site or parts of the site to the public will require some immediate resources and actions to make it safe
- Weeds and animal pests are major constraints for natural habitats
- Storm events or sea rise may mean the site cannot be accessed from the coastal road. This means that access from the top of the site is key to development of the site
- Fire risk in buildings and among vegetation
- Management of the site needs to be in conjunction with and consistent with neighbouring reserves and sites. These sites are managed by different agencies
- Pre-European sites have Maori traditional values. Any disturbance of them will require an archaeological assessment
- The area is generally in an area of statutory recognition under the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 as to coastal marine area and Wellington Harbour
- Ecological and historic/archaeological restoration need to be managed in a complementary manner.

Options For Management And Governance Oversight

INTRODUCTION

The Reserves Act 1977 is presumed to be the legislative basis for protection of the site and also provides a framework for its management and governance. The Reserves Act is the underpinning legislation for the management of Crown owned reserves in New Zealand. However this legislation, while administered by the Department of Conservation, does not require the Department to be the administering or management body for individual reserves. Other entities such as a local authority, a trust or a board may be the administering body of the reserve or appointed to control or manage the reserve, regardless of whether the reserve is vested in them.

The general purposes of the Reserves Act are well suited to the range of interests and activities that could be undertaken at Watts Peninsula. The general purpose is:

(1) It is hereby declared that, subject to the control of the Minister, this Act shall be administered in the Department of Conservation for the purpose of—

(a) providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing—

(i) recreational use or potential, whether active or passive; or

(ii) wildlife; or

(iii) indigenous flora or fauna; or

(iv) environmental and landscape amenity or interest; or

(v) natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value

Once declared reserve, the reserve classification process will establish the purposes of the reserve. This process will to a significant extent determine what expertise and skills will be required for the governance and management of the site.

Given the range of purposes for different reserves, the key characteristic of the site will be the principle purpose of the reserve. Consequently, we would anticipate that the reserve will be classified as a historic reserve because of its exceptionally high historic and cultural heritage values. This does not mean that the reserve should be managed or governed solely for this purpose. The site has a range of values that will need to be addressed in the governance and management structures that are established to ensure that the reserve achieves its overall statutory objective of being preserved and managed for the benefit and enjoyment of the public. Governance and management will also recognise the special significance of the site for iwi.

The purpose of historic reserves are (Reserves Act 1977 s18):

Historic Reserves (Reserves Act 1977 s18)

(1) It is hereby declared that the appropriate provisions of this act shall have effect, in relation to reserves classified as historic reserves, for the purpose of protecting and preserving in perpetuity such places, objects, and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational, and other special interest.

(2) It is hereby further declared that, having regard to the general purposes specified in subsection (1), every historic reserve shall be so administered and maintained that –

(a) the structures, objects, and sites illustrate with integrity the history of New Zealand:

(b) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 58 and 58A, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it:

(c) where scenic, archaeological, geological, biological, or other scientific features, or indigenous flora or fauna, or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principle or primary purpose of the reserve:

(d) to the extent compatible with the principle or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained:

(e) except where the Minister otherwise determines, the indigenous flora and fauna and natural environment shall as far as possible be preserved:

provided that nothing in paragraph (c) shall authorise the doing of anything with respect to fauna or wildlife that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, and nothing in this subsection shall authorise the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Historic Places Act 1993.

Other classification possibilities for the site are scenic or recreation. Scenic reserves are managed primarily for their indigenous flora and fauna, biological associations and natural environment and beauty (Reserves Act Guide 8/6). Secondary management objectives are to manage and protect historic, archaeological, geological, biological or other scientific features. Likewise, a reserve classified recreation has management of these features as secondary management objectives with a primary purpose of providing for recreation. However, given that the site has significant historic (including archaeological) and cultural values, a historic classification would seem the most appropriate. There are also provisions for classification of reserves as “National Reserve” (which overlies the historic classification). This would require the reserve to have nationally important attributes to justify this classification. We did not come across evidence that this classification would bring any benefits in terms of governance, management or resources to enable the attributes of the reserve to be made available to the public.

Options for Governance

There is a spectrum of options for the governance of the site. The purpose of the governance structure and entity established to undertake the governance role will be reflected in the purpose of the reserve under the Reserves Act. Consequently we suggest the aim of governance arrangements is:

To provide leadership for the development of the reserve so as to further the recognition and public enjoyment of the nationally, regionally and locally significant attributes of the reserve.

If the site is transferred to the Department of Conservation under the provisions of the Reserves Act, the final responsibility for deciding the appropriate governance regime and implementing the regime will rest with the Minister of Conservation or the person designated by the Director General of the Department of Conservation to administer the reserve.

The following table summarises governance options and is followed by a brief assessment of the options. Options span a spectrum from complete Department of Conservation control to a vesting arrangement whereby almost all control and management is placed in the hands of an independent entity. Whatever governance and decision-making option is chosen, the study team emphasises that it is important that governance and decisions are based on an understanding of the multi-values of the site and not on a 'wish list' of projects from diverse stakeholders and special interest groups.

40 ASSESSMENT OF GOVERNANCE OPTIONS FOR WATTS PENINSULA

Options	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
Governance Body	Crown (DOC)	Crown (DOC) and Advisory Committee	Voluntary Organisation, Trustees	Board	Local Authority	Local Authority with Trust e.g. "Friends of..."	Trust made up of interested parties (representational)	Trust with governance expertise (skills based)	Co-Management Entity
Reserves Act Provision	(s 62)	Appointment to control and manage (s 9)	Appointment to control and manage (s29, 35)	Appointment to control and manage (s30)	Vesting under s26	Vesting under s26	Vesting under s26	Vesting under s26	Requires special purpose legislation. Has been used as a component of treaty settlements
Control (Who makes the decisions)	Single point of control and clear accountability	Often confused role between DOC and Advisory Committee	Same as Advisory Committee but a clearer mandate specified by the Trust deed	Single point of control	Single point of control. Weak mandate for national interest role	Single point of control. Clarity required about the role of the Trust	Single point of control. Need to ensure all or principal interests represented	Single point of control. Expertise in governance would be with Trust	Single point of control. Iwi role would be dominant over other interests in the site
Management (Who does the work)	Centralised to DOC and therefore efficient	Centralised to DOC and therefore efficient	Could have multiple interests represented	Could have multiple interests represented	Centralised, would fit with management of adjacent land	Presume Council would do much of the day to day activity	Would require dedicated management responsibility	Would require dedicated management responsibility	Clear entity. Would require separate management entity
Funding (Who pays for the work)	Restricted funding sources (central government)	Restricted funding sources (central government)	Funding restricted to central government; some access to non-government sources	Funding restricted to central government; some access to non-government sources	Restricted resources (local authority)	Could access a range of sources although principal funding from local authority	Could access multiple sources but may struggle to get long term commitments	Could access multiple sources but may struggle to get long term commitments	Limited resources but could access multiple sources

Options	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
Values									
Ecology	Strong interest and experience	Strong interest and experience	Strong interest and experience	Depends on structure. Important but not a top priority in other co-management entities	Strong interest and skilled in reserves management	Strong interest and skilled in reserves management	Could be represented on the trust	Would need access to these skills	Depends on structure of entity. Not a priority of other co-management examples
Landscape	Strong interest and experience	Strong interest and experience	Strong interest and experience	Depends on structure of Board	Strong interest and also skilled in reserves management	Strong interest and also skilled in reserves management	Could be represented on the Trust	Would need access to these skills	Depends on structure of entity
Heritage	DOC has expertise and linked to NZHPT	Could use specialist Advisory Committee to boost this aspect	Could weight trust to cover this aspect	Depends on structure of Board	Limited	Limited	Could be represented on the Trust	Would need access to these skills	Not a priority of other co-management examples
Recreation/ Tourism	Interest and commitment but not top priority	Could be a component of Advisory Committee	Could be a component of the Trust	Depends on structure of Board	Committed to provide facilities. Funding capability stretched	Committed to provide facilities. Funding capability stretched, but Trust may tap other sources	Could be represented on the Trust	Would need access to these skills	Not a priority of other co-management examples
Economic Development	No specific responsibility	Could be a component of Advisory Committee	Could be a component of the Trust	Depends on structure of Board	Multiple roles in economic development	Multiple roles in economic development	Could be represented on the Trust	Would need to have link to this interest	Other co-management examples control resource allocation
Iwi Interests	Not a primary role	Could be a component of Advisory Committee	Could be a component of the Trust	Could be a component of the Board	Could be involved through normal Council processes	Could be involved through normal Council processes	Could be represented on the Trust	Would need to have link to iwi interests	Would be strongly represented

ASSESSMENT OF OPTIONS

Option 1

Option 1 would require that the Crown (Department of Conservation) be the sole entity responsible for the governance and management of the site, funded exclusively through government allocation and normally channelled through Department of Conservation Conservancy (local) priority-setting. The Department of Conservation is seen as a skilled natural resource manager. This option has the advantage of clarity of responsibility, but the disadvantages of limited ability to fund or resources to manage the day to day development and operation of the site.

Options 2-4

These options of a Department of Conservation-led approach with appointment to other entities to advise or control and manage do not generate a clear accountability structure and largely confuse the responsibility for the site without any consequent benefits. Department of Conservation led arrangements give the potential for the site to be managed in a complementary way to comparable historic sites nationally, but traditionally this has not occurred. While these arrangements may introduce additional funding and expert advice sources, governance is not strengthened. These options do not clearly recognise the strong significance of the site to local communities. A co-management approach does not clearly recognise interests other than iwi.

Options 5, 6

These two options are led by local government. This approach transfers the primary responsibility to local government. While this enables integrated management of the site with the other reserves of the city and/or region, no additional funding is generated by this option. A "Friends of" Trust could generate additional revenue and expert advice. However the national importance of the site is diminished by the absence of strong Crown involvement in the site.

Options 7, 8

These special purpose trust options have the advantage of being able to be established as bespoke governance entities. Where there is a clear purpose for an entity, alignment of the purpose and the structure of the entity is ideal. This means that they can be highly specific as to their purpose and at the same time be able to connect strongly to the communities of interest and to access a potentially diverse set of local and/or national revenue sources to enable the objectives to be met more rapidly. In addition, such an independent entity is able to contract or arrange managements, drawing on the most cost-efficient and effective approaches depending on the matter requiring management. These approaches do have the drawback of requiring some consideration and a higher cost in the initial set up, but after they are set up there is a lower administration requirement over the longer term.

Option 9

A co-management approach has largely been employed in Treaty settlements where there are two principle parties that come together to take shared responsibility for the management of natural resources and allocate rights to the use of those resources. The site is a different case to those situations in that there is no Treaty settlement involved. Although iwi have a special relationship with the site there are a number of additional interests in the site, rather than just two. The resource allocation role is limited and rather it is one of resource raising and governance towards larger national objectives. Consequently a co-management governance arrangement is seen as too narrow for the governance of this site.

RECOMMENDATIONS

The governance of the site will require a combination of expertise that does not necessarily rest solely within either the Department of Conservation or local government agencies. The likely purposes of the reserve and its multi-layered heritage assets and values place the reserve in a special category compared with many other parks and reserves in the region.

In addition, the key role of iwi (but not as part of a Treaty or co-governance process) can also be recognised through such a process. As a result, the study team considers that clear governance objectives are required and that a focussed entity would be best placed to deliver on a clear set of governance and management objectives. With these parameters in mind, the study team's preferred choices within the spectrum of options presented above are options 5-8, and particularly options 7-8 which allow the various key parties the opportunity to participate in the governance of the site in a partnership approach.

This suite of options provides a clear governance role with vesting of the reserve into a specific and identified entity. That entity would have a mandate to protect and enhance all the values of the site and would be clearly responsible for managing the reserve in relation to its classification.

Which entity to vest the site in is less clear. While traditionally reserves have been vested in local authorities, in this instance the national significance makes this approach (Option 5) less compelling. Before coming to a conclusion on this matter, the level of interest from key local agencies Wellington City Council and Greater Wellington Regional Council would need to be gauged. The assistance of an effective advisory trust (Option 6) might strengthen this type of management and has several precedents.

The alternative is to vest the reserve in a trust established for the specific purpose of furthering the objectives of the reserve (Options 7 or 8). As previously described, the trust could have a purpose along the following lines:

To provide leadership for the development of the reserve so as to further the recognition and public enjoyment of the nationally, regionally and locally significant attributes of the reserve.

Whether the trust is a skills based or representative based membership will depend on the expertise and capability of individuals available and interested in contributing to the governance of the site. Given the special nature of this site, it is expected that specialist skills in history and heritage management would be required as well as those required to effectively manage a trust. Because of the multiple values of the site, the governance entity would need to allocate and prioritise resources between competing stakeholders.

Increasingly there is a tendency towards having managerial, legal and financial skills at a governance level in organisations as the responsibilities and obligations on governance entities rise. Some combination of skills at a governance level combined with strong linkages to stakeholders and community either through representation or as a "Friends of" trust or a less formal stakeholder entity (e.g. effectively a hybrid between Options 7 and 8) would appear to be an optimal arrangement.

The purpose and the methods of governance can be clearly spelt out in any trust deed and be specific to the trust. Consequently its meeting processes, management

requirements, trustee obligations, consultation requirements, relationships with stakeholders and interested parties and any other relevant procedural matters can be tailored to the specific situation.

The costs of establishing a trust deed and making appointments, including advertising and public notification are estimated at \$50,000 and this work could proceed concurrently with the management plan work.

A key short to medium term task for a trust, or other governance entity, would be the setting up and guidance of the process for a reserve management plan (discussed in the next section). While the Minister of Conservation has the final sign-off role, the vesting authority will play a key role in developing a vision and goals for the reserve and in overseeing a public process. As discussed in the next section, critical management tasks will need to take place while the reserve management plan is being developed.

While the processes of establishing such a trust would rest with the Department of Conservation, the timing should be such that the process should take no more than three months based on the assumption of the development of a role description for the trust members, a public process of calling for applications, evaluation and recommendation of preferred candidates and appointment.

Provided the entity as part of its establishment and governing documentation has a purpose that is consistent with the definition of charitable purpose under section 5(1) of the Charities Act 2005, then it is likely that it would be accorded tax free status. To achieve this recognition, the entity would need to fall within one of the charitable purposes of the Act. One purpose is "another matter beneficial to the community" which includes providing public amenities and recreational facilities. In addition, the entity would need to provide a public benefit and not be aimed at creating private financial profit.

RELEVANT GOVERNANCE MODELS

Here we briefly summarise parallel or relevant governance/management options from New Zealand and Australia we are aware of that could be models worthy of further investigation.

Sydney Harbour Federation Trust, Sydney

This organisation comprises members appointed by the Federal government to govern the historical assets around Sydney Harbour. There are eight board members, including the chair, two members nominated by the New South Wales Government, one member representing the interests of indigenous people and one member from a council containing a Harbour Trust site. The structure of the Harbour Trust includes a governing board of trustees that guides the process of planning and implementing projects for the sites. The Executive Director manages the daily affairs of the Harbour Trust.

The vision of the Harbour Trust is: *To provide a lasting legacy for the people of Australia by helping to create the finest foreshore park in the world and provide places that will greatly enrich the cultural life of the city and nation.* This model therefore comprises a governance trust with largely skills based membership and an executive to undertake the day to day work of advancing the objects of the Trust. While the assets under the control of the Trust and the

financial management is of a different scale, the Trust context and purpose is highly relevant to the Watts peninsula site, especially in relation to governance Option 8.

Maungatautiri Ecological Island Trust, Waikato

The Trust has a mission and purpose of: *To remove forever, or control, introduced mammalian pests and predators from Maungatautari and restore to the forest a healthy diversity of indigenous plants and animals not seen in our lifetime.* The Trust is administered by a Board of Trustees and comprises not less than ten or more than 17 persons.

The Board comprises representatives from the following groups:

- Waipa District Council (one representative)
- Waikato Conservation Board (one representative)
- Manua Whenua (up to five representatives)
- Adjoining Landowners (up to five representatives)
- Community Trustees (up to five representatives).

The Trust has subcommittees that are responsible for education, fundraising and restoration, human resources and volunteers and governance. This model therefore comprises a large representative trust that is subsequently divided into smaller committees to carry out a wide range of operational and other activities, and is particularly relevant to governance option 7.

Matiu - Somes Island, Wellington

The island is one of a number of islands that are administered by the Harbour Islands Kaitiaki Board. The Minister of Conservation retains some administrative functions and the Department of Conservation manages the island under the Reserves Act. This board is established by treaty settlement legislation and comprises six members. Three are appointed by the Port Nicholson Settlement Trust and three are appointed by the Minister of Conservation. In addition to this governance board, there is the Matiu/Somes Island Charitable Trust which has the objective of providing for the protection and enhancement of the island. This model therefore comprises a combination of a representative governance body as well as a fund-raising support trust. This example is relevant if one of the Department of Conservation-controlled but trust-supported options (2-4) are favoured.

ALLOCATING MANAGEMENT RESPONSIBILITIES FOR THE SITE

Once Governance for the site has been established, the options for the management of the day to day aspects of the site will be more evident. At this stage of the formulation of options for governance, the main options for management responsibility are as follows.

1. Department of Conservation

The Department has significant national responsibilities and experience in managing reserves. It is this expertise that ensures that much of the conservation estate is actively managed for conservation outcomes (both natural and historic). The site would fit within a portfolio of reserves that are managed by the Department of Conservation. However there are relatively few urban reserves under the management of the Department of Conservation; the closest parallel reserve is North Head at Devonport, Auckland, which is much smaller than Watts Peninsula. North Head has largely been managed as an urban historic reserve with significant visitor numbers but limited interaction and interpretation. Given an appropriate level of funding the Department of Conservation should be quite capable of dealing with the range of management issues on this site.

2. Wellington City Council

Wellington City Council has responsibility for the management of parks and reserves within Wellington City, including reserves next to the site, the Town Belt and the Outer Town Belt. It has the experience, expertise, capability and local resources to manage many of the long term and day to day requirements of the site. It is also strongly placed to manage infrastructure issues and linkages with other sites on the Miramar Peninsula and the wider city. However, given the existing economic climate sole responsibility for resourcing would be an issue. The site is highly strategic to the Council and it is logical that they are involved in management of the site.

3. Greater Wellington Regional Council

Greater Wellington Regional Council has the experience, expertise and capability to manage the site as part of the extensive Regional Park network. The site has many values comparable to other regional parks, some of which have important historical and cultural values. However, the closest regional park to Wellington City is Belmont Regional Park and most of the Regional Council's park management resources are located in Upper Hutt or on the Kapiti Coast. As a result taking on a management role for this site would require a reallocation of resources.

4. Independent Contractors

Depending on the need, independent contractors could undertake many of the management and day to day administration tasks for the site. Specialist arborists are available and there are sufficient contractors to obtain competitive prices for the routine maintenance operations. There is a wide diversity of attributes of the site that can be developed to enhance the visitor experience and all can be advised on by different contractors with specialist skills. Conservation management plans and advice on the restoration of heritage are highly specialised tasks, and there are a small number of consultants who are experienced in such work and can provide expert advice.

Management Issues

INTRODUCTION

Once a governance structure is established, there will be a plethora of management issues to address. Some of them need to be attended to immediately even as governance is being addressed. This section addresses various groups of management issues and the timing and cost of responses to these issues.

We recognise four time periods for management:

1. Immediate: Less than one year (to end of 2012)
2. Short-term: two years (to mid 2014)
3. Medium-term: five years (to mid 2017)
4. Long-term: up to to 50 years (In line with the brief, we have given little attention to this time period).

We emphasise, as discussed earlier, that many of the options presented here require close liaison and possibly joint management or planning with neighbouring sites.

CRITICAL WORK TO BE CARRIED OUT IMMEDIATELY

A portfolio of generally small actions needs to be taken irrespective of the potential status change of the land, governance and management. These requirements principally address safety. To identify the safety requirements an immediate safety audit of the whole site, including structures and tracks, is required. Once the audit has identified immediate safety issues, remedial action can be undertaken to the site. A decision can then be made to open parts of the site for public access at a particular date, formalising current public use of the site. A second stage of maintenance improvements would most likely be necessary before the public can have general access to the site.

The safety requirements of the heritage sites will need to be incorporated into a more comprehensive conservation plan for individual sites. The conservation plan could build on the earlier Opus International Consultants report entitled '*New Zealand Defence Force Heritage Management Plan for Forts Ballance and Gordon*' (Cathryn Barr and Kiri Petersen, 2009) and could include detailed costs of future staged restoration work. Alternatively this could be carried out on a site-by-site basis as each was readied for public access.

The Fort Ballance and Fort Gordon sites are unsafe in their present state. Although original walkways and safety rails in some cases remain, these need to be surveyed. It is also possible to access many other parts of the site where it is unsafe. The underground passage and rooms are dark. The edges of many walls, the gun pits and the exterior slopes provide safety risks in the event of public entry. The Mt Crawford site is also unsafe as it currently has no guard rails or controls where there is access to the top of the gun emplacements. In the interim, signs detailing public safety risks are needed. There is a moderate safety risk created by the access to the underground chambers of the Kau Point gun emplacement, so again signage is required. All these places are relatively easy to access and are clearly visited now



Kau Point battery - issues of safety and site security

by many people. It is neither feasible nor desirable to physically prevent the current level of public access to most parts of the site. Therefore it is important to proceed rapidly to carry out these actions and plan for orderly expansion of access. The holder of the existing grazing rights would need to be involved at this stage in light of the need to investigate and carry out safety measures.

The broad estimated cost of the immediate work to allow public access is from \$220,000. Costs will vary depending on the availability of information such as structural plans:

1. Safety audit across the site - \$20,000
2. Geotechnical assessment and advice on the structural integrity of Fort Ballance/ Fort Gordon - up to \$50,000
3. Identification of hazardous materials and assessment of potential contamination (desk top study in the first instance) - \$10,000
4. Implementation of the safety audit and engineering advice. This is expected to involve the following operations, but actions and costs could vary considerably depending on engineering advice and should hazardous material and contamination be identified. It does not include the removal of hazardous and/or contaminated materials
 - Removal of specific hazardous trees²⁵ - estimated at \$50,000/ha depending on the volume and difficulty of retrieval of timber. This does not include any costs of replanting
 - Safety signage and fencing - \$50,000 across the site
 - Initial safety work and signage at:
Fort Ballance/Fort Gordon - \$20,000,
Mt Crawford Battery - \$10,000,
Kau Point Battery - \$10,000.

25 Refer to Woodland Management Plan, 2005

SHORT AND MEDIUM TERM OPTIONS TO MANAGE AND DEVELOP THE SITE WITHIN THE LIMITS OF THE RESERVE ACT

Introduction

After assessment of the site by the feasibility study team, many options for the site were considered outside the scope of what could be achieved within a one to five year period. This section presents the range of options that could be achieved within this timeframe while allowing for a longer term view of development of the reserve.

1. ENABLE PUBLIC ACCESS THROUGH IMPROVED ROADING AND TRACKS

The key to public use and enjoyment of the site is improved access to and around the site. There are a number of options for improved access. In the short term we suggest enhanced access through a pedestrian route between Massey Memorial and Scorching Bay via the Mt Crawford Battery and Fort Ballance.



Fig 16. Military Road and tracks - a suggested first priority walking track is highlighted



Access to the site via the Massey Memorial



This fence across the Military Road blocks access

This approach builds on the fact that the site is eminently suitable for casual, individual, group and family-oriented recreation such as walking, possibly cycling and associated activities - heritage appreciation, picnicking, enjoying the surroundings, photography etc. Loop walks of varying lengths are desirable.

Any cycle access would need to be fully integrated and compatible with walking access suitable for a wide range of users including groups. There would be significant benefits from linking new tracks into existing track networks elsewhere on Miramar Peninsula (e.g. Centennial Park).

Both walking and cycling use should also be planned in conjunction with on-going development of the Great Harbour Way/ Te Aranui o Poneke route. Managing tracks for both pedestrians and cyclists can be a challenge, requires good surface (with a minimum of humps), gentle grades, education of cyclists and pedestrians and good signage. Both councils (Wellington

City Council and Greater Wellington Regional Council) and DOC are experienced in handling such multiple use.

In the longer term, further expansion of walking (or cycling) access will require significant coordination with neighbouring sites, namely Massey Memorial, Scorching Bay Reserve, the Shelly Bay precinct, Mahanga and Kau Bays and Mount Crawford prison. In respect of the last, early clarification of future intentions for the Mt Crawford Prison site is important. If appropriate these can be brought into the Reserve Management Plan. At least arrangements for pedestrian access into the site from Nevay Road and Akaroa Road should be facilitated if possible.

Connections to the Massey Memorial could be significantly improved to enhance visitor experience to and at the site. This would require improved walking access from the road, improved tracks from Shelly Bay along Military Road, once the filming concession has ended, the Women's Reformatory site and improved vegetation management across the site.

Access from Kau Bay can also be considerably improved with a clearly visible and accessible walking track to enable better use of the parking that already exists and to offer an alternative access point to the reserve from the eastern side of the peninsula.

Improvements are likely to be required for vehicle parking at Shelly Bay, Kau Bay, Mahanga Bay and Massey Memorial. Parking at the Massey Memorial in particular is severely constrained with very little opportunity for expansion.

A key consideration will be the provision of visitor experiences and associated infrastructure for the site. Broadly speaking this could be achieved by two groups of options:

- Bolstering infrastructure and amenities on the fringes of the site. This would require enhancing and/or developing access and visitor amenities in or around Shelly Bay and Scorching Bay and in the longer term the Mt Crawford Prison site; or
- A more centralised approach where infrastructure and amenities are located within the site. This could involve developing infrastructure and access at a central location within the site, such as the Women's Reformatory site. This would require work on upgrading approximately one kilometre of Military Road from Shelly Bay to enable safe vehicle access to the site.

In at least the short and medium term, we recommend concentrating on providing access and associated visitor facilities on the fringes of the site, with development of internal nodes being a longer and complementary process. In the longer term, development of an internal node for visitor access, recreation and interpretation may be an option to further enhance the visitor experience, without necessarily competing with facilities on the fringe of the site. Either internal or external parking would need to make provision for bus parking.

The estimated cost of development of access through the site (not including contingency and project management costs) is approximately \$1.25 million. This includes access suitable for vehicles (for management, maintenance and development in the short to medium term). It also includes development and restoration of the existing network of tracks suitable for pedestrians and cyclists. Costs are made up of the following:

- Remedial drainage and track works from Mahanga Bay to Fort Ballance) - \$50,000
- Priority trail development and repair (from Scorching Bay to Massey Memorial) \$120,000
- Trail development and repair across the site - \$300,000
- Military Road repair for walking and cycle access - \$400,000
- Clarify Military Road connections to legal roads through Shelly Bay and Nevay Road on Mt Crawford. Legal connection to these key access points to the site are important
- Reinstatement of public walking access along Military Road through the northern edge of the Telecom site (currently fenced) - \$30,000
- Improving existing parking on the fringes of the site in the short to medium term, and access to the site (costs will depend on the size and standard of the parking surfaces and work to improve access into the site but an estimate is \$150,000
- Contingency and project management costs: total 20% of cost of works - \$200,000

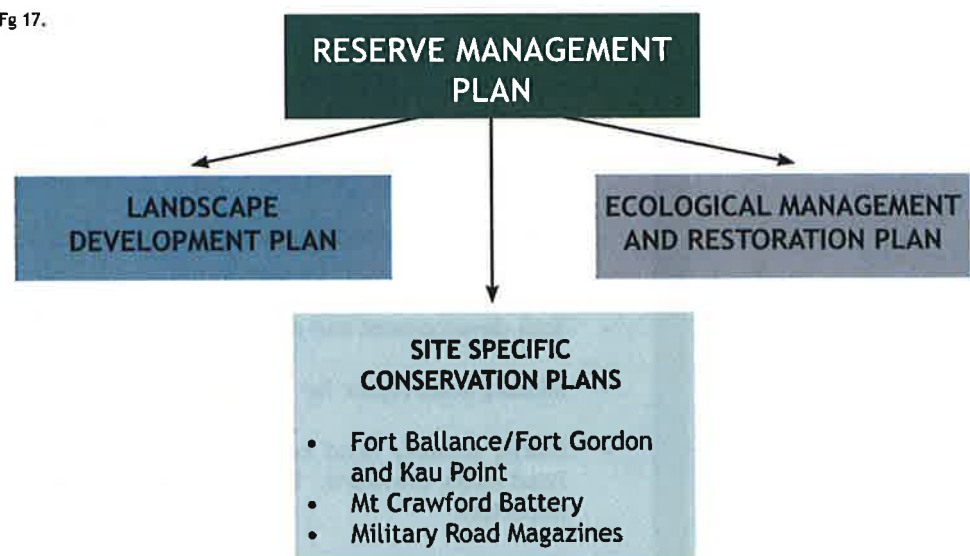
An approach that develops centralised carparking e.g. At the Women's Reformatory site with levelling, gravel placement and carpark surfacing such as asphalt is estimated to be \$60,000.

2. DEVELOP A MANAGEMENT PLAN FOR THE WHOLE RESERVE AREA

Management and development of the site, and in particular in the current economic climate, must take a long term view (of say 50 years). A reserve management plan is required under the Reserve Act and could be achieved within an 18 month to three year period. Such a comprehensive plan would maximise benefits of the site to the public. A management plan is established through a public process that considers all aspects of the site, sets out the vision for the site and defines the steps towards achieving the vision. The consultation process with stakeholders and interested parties is an integral part of the development of the reserve management plan. The development of such a plan would not preclude public access and specific developments and restorations on the site while it is being prepared, rather it would be a mechanism to develop the vision, and set out the steps along the way towards that vision.

Under the umbrella of a comprehensive reserve management plan would sit a suite of plans: ecological management and restoration plan, landscape development plan and conservation plans for specific areas of the site. Along with the vision, objectives and policies of the management plan, these would guide site management and staged development, develop public access and ensure conservation of the site's bio-physical, cultural, heritage and recreational assets. The plans could also be used to obtain funding and investment in the site, concession development and volunteer participation.

Fig 17.



In our view, to achieve completion of a well considered long term plan for the whole site might take upwards of 18 months to complete, inclusive of the public consultation process. This means that such a plan would become a long term planning document.

Costs for a comprehensive reserve management plan for this prominent site with high public interest are estimated to be up to \$350,000. This includes an ecological management and restoration plan, a landscape development plan and conservation plans for specific sites.

If the site is planned to be used for commemorations around the centennial of the declaration of New Zealand's entry into World War I on 4 August 2014, careful planning will be required as to what can be achieved on the site by that date within the context of a longer term planning and management process. The options are discussed at the end of this section.



Grazing which currently occurs on the site in the Mt Crawford battery area

3. DEVELOP OTHER PLANS

The need for other plans, within or additional to the overall Reserve Management Plan, has been mentioned. The two main plans are an ecological management and restoration plan and a landscape development plan. Other plans are conservation plans for specific areas (refer to Appendix 1 for more information on these sites). Landscape development planning and ecological planning processes could be run concurrently with the reserve management planning process within an iterative process. Alternatively, they could be developed separately and brought together under the banner of reserve management and development.

Ecological management and restoration plan

This plan would:

- Establish vision and goals
- Incorporate plant and animal assessments
- Consider the pine plantations and their management
- Identify plant and/or animal species that are appropriate to replant and/or translocated to the site
- Include weed and pest control programmes
- Identify the Wellington communities that would be involved in conservation and restoration
- Be planned in conjunction with other uses and values of the site such as recreation, cultural heritage and archaeology
- Consider grazing concessions.

Ecological restoration needs to be managed in a complementary manner to any historic/archaeological restoration and conservation management (see Appendix 1 for preliminary information on specific sites within the larger site). Important archaeological sites occur within and adjacent to some valuable vegetation and potential restoration areas especially around Fort Ballance and Kau Point.

Currently parts of the site are grazed. The current grazing license expires 30 June 2012. If confined to properly fenced zones within the site, grazing can provide a viable means of controlling weeds and grass growth and for fire risk management. Impacts can also be controlled by choosing an appropriate type of stock e.g. only heifers or sheep, which have less impact on the site. Grazing and farming of the site is also a part of the site's history, similar to the grazing that still occurs on Matiu-Somes Island and some of the Auckland volcanic cones.

Ecological management and restoration should also aim to maximise ecosystem services. For example, the pine areas on the site represent a carbon sink and may be able to be registered as part of the Emissions Trading Scheme. As such they represent an immediate although small potential revenue option. There would need to be careful assessment of trees to retain and trees to harvest or potentially replaced by other species, in ways that do not incur penalties under the scheme. The next round of applications for this scheme close in September 2012.



The site has important connections to other areas such as Shelly Bay and Wellington City Council owned land

Landscape Development Plan

The landscape development planning process could be run concurrently with the management planning process as the two go hand-in-hand within an iterative process. The plan could be used to guide decision making, funding allocation and investment, private/public partnerships, volunteer participation etc.

The landscape development planning process should aim to:

- Identify and confirm issues, constraints and opportunities
- Provide a spatial resolution to the vision, objectives and policies of the reserve management plan and ecological management and restoration plan
- Facilitate integrated planning and decision-making
- Identify detailed design solutions and options
- Identify and work with Wellington communities and other interests such as tourism and recreation with an interest in development of the site and activities on the site
- Be developed in conjunction with other uses and values of the site such as cultural heritage, ecological management and restoration, archaeology and visitor attractions and tourism as well as site interpretation.

Some of the key issues and opportunities to be explored as part of the process might include:

- Natural environment character areas and areas where development could take place as well as areas which are too sensitive for any development and use e.g. visually sensitive areas, steep or erosion prone areas
- Accessibility and circulation (people and vehicles) - identify site entrances, circulation within the site, walk and cycle routes and car and bus parking opportunities
- Activities and facilities - the range of activities based on natural environment and visual characteristics, the interaction between different activities, visitor attractions, visitor facilities and their spatial requirements and constraints
- Connectivity - physical and visual (including connections with the wider area)
- Key views out of the site
- Amenity - the look and feel of the site.

4. SITE SPECIFIC CONSERVATION MANAGEMENT PLANS

Conservation management plans are carried out under the provisions of the *ICOMOS New Zealand Charter for the Conservation of Cultural Places 2010*. Such plans would be specifically for the key archaeological and military sites on the site, including Fort Ballance, Military Road magazines, the Mt Crawford Battery site and the magazines, as well as any cultural impact reporting needs. Some of these plans for specific sites have been prepared in part but may need updating (see Sources of Information for a list of existing information and plans). Costs for conservation plans for the following sites are estimated to be \$60,000. Costs for further safety works and stabilisation of the heritage fabric are at this stage difficult to estimate, but would most likely range from \$400,000.



Fort Ballance

Fort Ballance

Assuming the Fort Ballance and Fort Gordon sites become part of the open public access reserve, the sites will require a thorough conservation management plan (including safety aspects) to be completed and actioned. The objective of the conservation plan would be stabilisation of the condition of the heritage fabric and to allow safe public access. Stabilisation methods, work specifications and costings would be needed.



Kau Point has obvious safety issues with access to underground chambers unrestricted at present

Kau Point

For the Kau Bay gun emplacement site, once the immediate site safety and security needs are achieved, there appears to be no urgent need for a conservation plan although it could be included within the scope of a plan for Fort Ballance.



Military Road magazines

Military Road Magazines

The six surviving Military Road magazines require a conservation plan to address any risk issues such as asbestos and evaluate for adaptive reuse. Reuse could be interpretive facilities, a ranger station, shelters or toilet facilities. Costs for modification of the buildings for adaptive use would range from \$50,000 were they to be used for storage and \$500,000 for use as toilets, interpretation and orientation.



Mt Crawford battery site

Mt Crawford Battery site (Refer to appendix section 1)

In the medium term the Mt Crawford Battery site will require a conservation management plan to detail the longer term safety provisions and the protection and restoration requirements. Currently, the site poses a safety risk with many of the tops of walls and concrete roofs being two to three metres above ground. Given the attractiveness of this site and the easy access for visitors, this site should be a focus of initial key interpretive effort for the area and be better connected to Military Road via a short new walking track development.

Point Halswell Women's Reformatory Site (Refer to appendix section 1)

The Point Halswell Women's Reformatory site has undergone substantial alteration over the last century. It is understood that the effects on archaeological site values have been assessed and an authority issued under the Historic Places Act 1993 for the Hobbit film currently in use there. Any further modification other than the current Hobbit film set will need an archaeological assessment of effects and probably an authority under sections 11-12 of the Act. Once the site is reinstated after the current filming concession is completed, there appears to be no urgent need for a conservation management plan for this site.

5. ESTABLISH VISITOR FACILITIES

As highlighted in an earlier section, deciding where and how visitor amenities are located is a key consideration in planning for the site.

In the short to medium term, reuse of one or more of the ammunition magazines on Military Road could be considered as an interpretive centre and shelter for visitors. In the longer term, identified options are establishing a visitors' kiosk and café within the site, possibly on the Women's Reformatory site, or the development of visitor amenities on the fringes of the site that enhances infrastructure at existing locations. A possible location is the Mt Crawford prison site should the prison be closed. This longer term option would provide a focal point for visitation, maximise accessibility, enable interpretation and enhance the site as an all-weather destination. In addition it would provide a revenue source for the administration of the site.

The estimated costs of a visitor centre/kiosk is \$1,000,000. These costs are a very broad estimate at this stage as such a development would include substantial infrastructure costs for sewer, water and stormwater, and the provision for toilets, café space and a visitor centre. Fit out costs would be additional.

6. INTERPRETATION

Throughout the site there is a need for quality interpretation and way finding to guide visitors and to provide explanatory material about the importance of the site, its heritage, ecological and landscape attributes and help visitors experience the multiple layers of the site.

The site provides an opportunity for interpretation. This would include signage, interpretation and other visual and written material. The estimated cost for such interpretation is approximately \$200,000.

The study team believe that the multi-values of the site and especially its cultural heritage values suggest an approach to interpretation that allows visitors to experience the diverse narratives embedded in the site. Innovative and exciting interpretation could be a feature of specific areas within the site and distinguish it from other sites nationally.

WORLD WAR ONE CENTENARY COMMEMORATIONS

On 4 August 2014 New Zealand will be marking the centennial of the declaration of World War I. Interest has been expressed in using the heritage assets of Watts Peninsula relating to WW I as part of the anniversary programme. Our understanding is that the WW I centenary will be marked by a series of events, falling on the key anniversary dates of major events throughout course of that war. This gives scope for a staged series of developments in the site area.

There are a number of sites on the peninsula that relate to that war and which could be developed for use in centenary commemorations. These include Forts Ballance and Gordon, Military Road, Mt Crawford battery and Massey Memorial. The last commemorates the Prime Minister Massey (1912 - 1925) who led New Zealand through WW I.

As noted elsewhere, the feasibility study team's proposal is for a reserve management plan, way finding and signs, safety measures at Forts Ballance and Gordon, Kau Point and Mt Crawford battery, development of trails between Scorching Bay and Massey Memorial, improved access and parking. These proposals are consistent with use of the site for WW I commemorations.

The above primary projects could be completed by 2014 and would mean that ceremonies or events for the anniversary could be held at Fort Ballance or at the Massey Memorial or both and that legal public access to the wider site could also be officially announced at that time.

Careful planning and management would be necessary to ensure that both areas were completed by this time. In particular, decisions would need to be taken as to the actual level of conservation work that could be achieved on these places once their condition had been assessed and remedial requirements determined.

CHECKLIST OF PRINCIPLE MANAGEMENT OPTIONS AS DISCUSSED IN THE STUDY

2012

IMMEDIATE

- Establish a Reserve Trust and appoint members
- Safety audit
- Geotechnical assessment and advice on structures at military heritage sites
- Identification of hazardous material/contamination
- Removal of hazardous trees
- Safety signage and fencing
- Initial safety work at military heritage sites

2014

WW I
centenary

SHORT TERM

- Reserve management plan development
- Ecological management and restoration plan
- Landscape development plan
- Site specific conservation management plans
- Trail development from Scorching Bay to Massey Memorial
- Improving parking and access at entrances
- Remedial drainage and track work from Mahanga Bay to Fort Ballance

2017

MEDIUM TERM

- Implementation of reserve, landscape and ecological management plans and ecological restoration
- Reinstate Military Road through the Telecom site above Fort Ballance
- Military Road repair for walking and cycling
- Trail development and repair throughout the site for walking
- Visitor centre and shelter
- Site interpretation

Up to
50 years

FURTHER WORK TO BE COMMISSIONED FOR THE SITE OVER THE LONGER TERM

While a comprehensive reserve management plan can be completed within 18-24 months including time for public consultation, a longer term programme of more specific work will be required.

As use of the site increases and visitation patterns are established, a valuable contribution to assessing the next stages of development will be to undertake a recreational survey of visitors to determine satisfaction levels and the most beneficial next set of developments.

If there are to be substantial developments requiring significant capital investment, then a clear rationale and business case will need to be developed. Learning from other developments such as Zealandia and the Island Bay Marine Education Centre will be helpful in this regard. In order to obtain the necessary resource consents there will have to be a high level of public support as well as a sound financial basis for any major development.

Other further work to be maintained or commissioned over the longer term includes:

- Maintain possum control to ensure Miramar is possum free
- Maintain mustelid traps and support volunteer activity in this regard
- Establish a register of easements for water, stormwater and sewerage over the site, assess existing services and identify additional services
- Potentially, the Mt Crawford Prison site may become available to be brought into the reserve, or for complementary activities to be planned for that site whatever its future tenure and use.

INFRASTRUCTURE

Infrastructure at various parts of the site are an issue, both in terms of its current state and even more so if developments are planned. For example, the NIWA station's fresh water supply comes from high above Mahanga Bay near the prison with the pipes owned by Defence, and sewerage goes up to Fort Ballance and then back down to a Wellington City Council connection in Scorching Bay. Any development at Shelly Bay would require an upgrade of the sewer, which is not a Wellington City Council asset. It currently runs from Shelly Bay to Miramar where it joins the Wellington City Council system.

Development in the long term will most likely include provision of public toilets. Where there is no reticulated sewerage, toilets will most likely require a holding tank as a cost effective option and be emptied regularly. Toilets at Mt Victoria have a holding tank at a cost of approximately \$150,000, with an additional \$150,000 for a toilet building, fixtures and fittings. Water reticulation and stormwater infrastructure on the site would also require an upgrade.

OPTIONS FOR REVENUE GENERATION

Options for revenue generation from the site are very limited in the short to medium term. Grazing income and rights granted for the Hobbit filming concession are the only current income options. In the short to medium term, the site is well suited to a range of casual recreational activities rather than intensive development.

1. VISITOR CENTRE

With development of a visitor centre and possibly a cafe, it would be practical to lease facilities and operate a concession with a standard percentage of revenue income from such facilities. Prior to this being a reality there would have to be significant development of facilities, infrastructure and capital investment on the site. Such an approach could possibly be carried out with a private sector partner to reduce the capital requirement of the public sector owner of the site. There are various options:

- A build and leaseback
- Build and own
- Operate and transfer.

These options could be explored with interested parties. In the interim there would be potential concessions for more temporary food/coffee cart type operations at the site. To be successful there would have to be a significant threshold number of visitors to sustain such an operation or entice an established operator.

Cafes that are located away from passing trade have successfully established themselves as destinations. Short Straw Café in Whiteman's Valley, Upper Hutt is a good example of this. To a certain extent the Chocolate Fish in Shelly Bay and Scorch-O-Rama in Scorching Bay are destination cafes that benefit from people going specifically to those locations rather than just passing by.

With an interested commercial operator there could be potential synergies in terms of attracting visitors and marketing to ensure a suitable number of visitors. An example of such an operation would be the café in the Botanical Gardens.

2. GUIDED WALKS AND TOURIST TOURS

Should there be good public access and parking on, or near the site, there is potential for concessions for guided walking and for tourist tour type operations, focusing on the various heritage values (Maori and settler history, military installations, etc). These operations generally pay only a nominal concession fee given the comparative lack of facilities and based on the assumption that any visit to the site would only be part of a larger tour.

The Bus and Coach Association concession payment and associated rights would presumably apply to this site once it became a reserve. The filming of the Hobbit on the site also provides an opportunity for future Hobbit tours to include a visit to the reserve. The Lord of the Rings films led to the creation of a number of film inspired tours that visit the various film locations around greater Wellington (e.g. Mt Victoria) and elsewhere.

We do not see significant opportunities for more intensive commercial land uses such as accommodation or residential land use on the site. Protection under the Reserves

Act would make such arrangements difficult, and these type of commercial uses do not appear to be compatible with the heritage, cultural and natural values of the site or with the casual recreational uses anticipated over the site. We see more intensive development more logically being located on privately owned land at Shelly Bay, and potentially on the Mt Crawford site.

OPTIONS FOR COMMUNITY ENGAGEMENT THROUGH A VOLUNTEER PROGRAMME

Community engagement and volunteer programmes would most likely play a crucial role in management and maintenance of the site. Public interest in the site is high and many people, whether individuals or within organisations, have the knowledge, expertise and willingness to contribute to the site.

A successful example of current volunteer involvement in the area is in Wellington City Council owned Centennial Reserve directly south of the site. Activities there have included restoration planting, and pedestrian and cycle track-building, track maintenance, planting, weeding, and rubbish collection. Volunteer input in the last three years included the Miramar Track Project (MTP), a sub-group of the Wellington Mountain Bike Club. About \$40,000 excluding Wellington City Council labour has been invested in this reserve in the last three years from volunteer input, donations, and council support of projects.

Specialist skills will be needed for many operations on the site therefore only some aspects of site management and maintenance are suitable for direct community involvement. It is vital when involving community volunteers that bureaucratic processes are kept to the minimum so that the volunteers can focus on specific projects and achieve results.

Volunteers require management and resourcing, although not necessarily through the governance entity. There are many examples of successful volunteer groups and their management in Wellington. In this case, a good starting point would be to work in the first instance with existing volunteer groups to stimulate interest and provide 'seeding' effort. Such an existing group could have a specific mandate to foster public involvement. Enterprise Miramar Peninsula members have been advocates for protection of the site and are likely to actively support or promote volunteer projects that stimulate public access and recreation and may be a place to start volunteer programmes.

Several potential ecological restoration projects would be suitable for volunteers and there are precedents in many other Wellington restoration projects. Victoria University of Wellington's Centre for Biodiversity and Restoration Ecology has expressed specific interest in the site as a location for potential projects involving students working in a voluntary capacity. The Forest and Bird Society's Wellington branch has also advocated for heritage protection and ecological restoration of the site and could be expected to support volunteer projects.

Another likely group of volunteers are military historians and restorers. The Wrights Hill volunteers have already done work on the site. A role for volunteers should a visitor centre be established, is to run admission, control access and sell souvenirs in exchange for revenue and carrying out the work on the site. This approach has been successfully used by the Craters of the Moon Charitable Trust in Rotorua.

A suitable way to provide an umbrella for volunteer effort is through the establishment of a “Friends of” or similar entity, as discussed in the previous section. There are many examples around the country of such organisations. A regional example is the Rimutaka Forest Charitable Trust which is an incorporated society supported entirely by volunteers in partnership with the Department of Conservation. Another is Friends of Baring Head who have a Memorandum of Understanding with Greater Wellington Regional Council to assist with projects at Baring Head Regional Park. They are a newly created group with strong local and key agency representation, and their first project is restoration of the historic pump shed in the park. Such small and achievable projects are a good way to begin so that such a group of people can demonstrate their skills prior to undertaking other initiatives.



Landscape Architects participating in a planting day at Queen Elizabeth Park



Miramar Track Project



Volunteer groups have a long history of involvement with revegetation of formerly grazed areas which provide ample space and opportunity for revegetation with native species

Appendix 1

SPECIFIC PLACES ON THE SITE

This appendix focuses on specific places within the site that the feasibility study team visited and considered. Comments on the sites are preliminary only. Specific places are: Military Road and Magazines, Massey Memorial, Mt Crawford Battery site and Redoubt, Women's Reformatory, Fort Ballance/Fort Gordon and Kau Point. A number of the sites have already been thoroughly documented, the European military sites in particular. So too Massey Memorial, which although outside of the property boundaries of the site, is an intrinsic part of this northern end of Miramar Peninsula. There are numerous information files on military sites on the site held by the New Zealand Historic Places Trust. Peter Cooke and Morrie Love in particular have reviewed all the defensive history and sites on the peninsula (2009).

MILITARY ROAD AND MAGAZINES

In 1885 the land was surveyed for direct road access to defence works under construction when the government gave the intention to take more of Crawford's property. The road still exists in its original form through most of the site; some of it asphalted. It is essentially an easy grade and its connectivity both within the site and to key locations on the edge of the site makes it ideal for recreational uses. An 1886 plan shows the road connecting Shelly Bay, Point Halswell, Kau and Point Gordon. The existence of Military Road is the reason a road around the shoreline was not put in earlier than it was.

ATTRIBUTES:

Historical

- An original concrete horse trough still exists on the road above Mahanga Bay
- The last segment of the road is interrupted before it reaches Fort Ballance by fencing of the Telecom communications facility (owned by Telecom Corporation Ltd.) However, since the purpose of the fence - a satellite dish - is now gone, the fence could very likely be modified or moved and access along the road reopened.

Archaeological

The old Military Road is recorded on Archsite as archaeological site R27/297. It follows an easy contour around the site. From Shelly Bay it rises very gently (to allow for the hauling of heavy guns) through the contour to about 80m above sea level and from there it follows the contour above Kau Bay and (eventually) round to Fort Ballance. The fence line above Kau Bay is formed on this road. In its earliest form, the road belongs to the Russian Scare (1885-), but it was obviously modified further in WWI and WWII to carry in guns, ammunition and other heavy equipment.

A side road went north along the main ridge to Mount Crawford but the age of this is not known. The road from Fort Ballance to Mahanga Bay and the coastal road is much steeper and would appear not to have been used for heavy guns. Inclined railways were also used to access Fort Ballance and other gun emplacements.

Above Shelly Bay ten magazines were built in WWII, with six surviving today. The ammunition was spread out in these separate brick and plaster buildings to reduce the risk of a catastrophic explosion. The magazines are about 11m² in plan, elevation 2.6m, and are built on terraces cut deep into the hillside. They are accessed from Military Road above Shelly Bay.

Ecological

- Expected lizard and bird species
- Rare species: *Melicytus obovatus* on road between Kau Bay and Fort Ballance.

Landscape

- Exceptional views and glimpses through vegetation from Military Road
- The road links key places on the site as well as informal tracks across the site.

CONSTRAINTS AND OPPORTUNITIES

- In some places above Mahanga Bay water trickles across the road and will lead to erosion
- The road is a key route through the site and could be used for pedestrian or cycling tracks, or for logging
- The road passes pine forest which will need to be managed and raises a broader issue about managing such trees on historic sites
- Just how much of the road and its connection to the main road system outside of the site has been surveyed and protected will need clarification e.g. Through Corrections land, to Shelly Bay and through Telecom-owned land
- The Military Road is of pre-1900 vintage and is therefore an archaeological site under the section 2 definition of the Historic Places Act 1993. Any modification including logging of pines will need an archaeological assessment of effects and probably an authority under sections 11-12 of the act
- With public access to magazines the buildings will be vulnerable to vandalism and graffiti
- The boundary for the Port Nicholson Block Claims Settlement (PBNST) land is 2-3 metres seaward of Military Road, which exits onto Wellington City Council land at the southern end of Shelly Bay.

FUTURE OPTIONS AND GOALS

- There appears to be no urgent need for a conservation plan although it could be included within the scope of a plan for Fort Ballance
- Possibility to restore, upgrade and use Military Road as a key pathway linking the sites on the reserve including Shelly Bay, Women's Reformatory, Mt Crawford Battery, Massey Memorial, Kau Bay Gunnery, Fort Ballance and the prison. Interpretation may be provided along the road to highlight its importance and construction
- Military Road could be developed for vehicle access to a car parking facility at the Women's Reformatory site
- The magazines and ancillary buildings along Military Road are located at possible key entry point into the site and will need work to be made safe
- The magazines are the only usable buildings within the site and provide an opportunity for adaptation as basic orientation and interpretation points, toilets and shelter, and for equipment and machine and vehicle storage
- It is understood that ceiling linings and some other materials are asbestos and will need specialised removal.

MASSEY MEMORIAL

In 1885 two RML guns were erected until the site was redeveloped for 8-inch BLHP. A concrete BOP and quick-firing gun were built behind the main gun emplacement. In 1922 the battery was converted to naval magazines. It became the final resting place of Prime Minister William Massey who died in 1925, and later his wife. The marble monument was completed 1930.

ATTRIBUTES:

Historical

- Chambers still in place underneath; many timber doors to stores and cupboard doors remain original; some painted signs from 1989 identifying military function of rooms in basement are free of and protected from graffiti.

Archaeological

- A terrace on the eastern side of the ridge ascending from Massey Memorial to the Heavy Anti-Aircraft Battery needs an intrusive survey to be sure of cultural status.

Ecological

- Coastal cliff vegetation with coastal herbs, flax, dryland herbs into broadleaved shrubs interspersed with Pohutukawa, and higher into Pine forest
- Expected lizard and bird species
- Rare species: *Melicytus obovatus*

Maori Values/History

- Pa near Massey Memorial

Landscape

- An important cultural and heritage landscape site
- A prominent site with extensive views out of and into the site. Being on the tip of the peninsula, the close proximity to the Central Business District is emphasised through the physical and visual connections made with familiar places
- Landform is highly variable with a steep coastal escarpment surrounding the memorial site which in itself is flat and open surrounded by mature Pohutukawa.

Recreation

- Accessible from within the site and from the coastal road. Currently, one of the easier areas to access from the coastal road with a relatively short and easy grade walk suitable for families and elderly. However, car parking is limited with only eight official car parks. Access is via a short series of steps which lead to a gradually sloping path going upwards towards the memorial site
- Owned by DOC, managed by Wellington City Council with Massey family involvement. One of the more well-known areas on the peninsula by visitors because of the large memorial. Often referred to by name as people recall past experiences at the site.
- Uses include sightseeing (in particular showcasing the harbour to visitors to Wellington), picnicking, walking and to gain access to other sites within the peninsula.

CONSTRAINTS AND OPPORTUNITIES

- There is an agreement for the Wellington City Council to mow the grass and maintain vegetation, mainly tree pruning, planting, litter removal, maintaining the

grounds, track and road as part of maintenance of war memorials around the city. The memorial is in the care of the Ministry of Culture and Heritage and is governed under the Massey Burial Ground Act of 1925. All use of the memorial grounds is to be considered by the Massey family

- The underground areas suffer from dampness, and the sarcophagus has been chipped.

FUTURE OPTIONS AND GOALS

- Improve walking access from the coastal road and connect to the wider track network
- Improve linkages with the Women's Reformatory site
- Weed and erosion control
- Combined management of Massey Memorial and the site will offer efficiencies
- Manage vegetation to retain important views out from site.



Massey Memorial - the final resting place of Prime Minister William Massey who died in 1925, and later his wife



Looking south from the Massey Memorial towards the Mt Crawford Battery and Womens Reformatory

MT CRAWFORD BATTERY SITE

The site has four large concrete emplacements, built to take one 3.7-inch Vickers heavy ack-ack guns. A fifth structure held command facilities and directing equipment. A camp of wooden huts was erected for 109 personnel above the women's prison site, although only the terraces of the camp are visible. The guns were removed in 1944.

ATTRIBUTES:

Historical

- Concrete structures are in good condition, with no sign of rust in the encased reinforcing steel
- Some external steel items have been deformed and most timber remains (doors) are missing.
- Apart from terracing and one or two small traces of concrete, there are no remains at the battery campsite.

Archaeological

- Similar site to Matiu-Somes and Brooklyn Hill HAA
- Four octagonal-walled concrete emplacements with fittings for 3.7inch HAA guns (removed 1944). A separate small concrete building held the range-finders, predictor and command centre for the battery, connected by telephone to the guns.

Ecological

- Expected lizard and bird species.

Landscape

- 'Outstanding views of up to 300 degrees' - quite possibly the most significant views out of the site can be obtained from this point or higher up the ridgeline
- The visual link with the rest of the harbour and city is very strong as unlike other sites there is very little vegetation to obstruct views
- Landform includes gently sloping areas which are pastoral and open. The battery site itself is elevated and exposed and has experiential qualities.

CONSTRAINTS AND OPPORTUNITIES

- The tops of walls and concrete roofs are 2-3 metres above ground, easily accessible and pose a safety risk
- The battery is in good condition however rubbish has accumulated and it is untidy
- Vulnerable to vandalism and graffiti with public access
- In the short term, when the site is open to public access, the site will need a brief conservation management plan which includes safety
- Management by volunteers is a possibility
- There is opportunity to revitalise, restore and make safe the site as a key interpretive attraction on the peninsula.

WOMEN'S REFORMATORY/HALSWELL PRISON

In 1885, the workers' camp and gunners' barracks just south of Point Halswell were converted into a prison. This became known as the women's reformatory in 1913 with a separate borstal added in 1925 for younger offenders. In 1944 its last prisoners left for Arohata Prison. Returned to the Prisoners Department in 1947 it provided staff accommodation and facilities for farming and gardening. The buildings were removed in the 1980s

ATTRIBUTES:

Historical

- No evidence of the prison is apparent. The site is now used as film set for productions such as the Lord of the Rings (in 1999), King Kong (Skull Island village), Zorro, Kingdom Come (stalled production in 2009) and currently The Hobbit
- Extensive terracing remains from the prison site and associated gardening and farming area.

Archaeological

- Women's reformatory between 1913 and 1942; utilised some of the barracks buildings from the 1889 Point Halswell battery (now Massey Memorial)
- Buildings have long been demolished (1980s)
- A brick retaining wall survives.

Ecological

- Traces of an old garden adjacent to the old Reformatory buildings. Some older and distinctive introduced trees present especially around the prison garden and reformatory sites (e.g. Large Macrocarpas). No known documentation but has probable heritage value and potential for restoration and interpretation
- Pines were presumably planted by prisoners and most likely planted post 1970s
- Expected lizard and bird species.

Landscape

- A highly modified and open site with views
- The largest and flattest area within the site
- 300 degree views from the pa site above Women's Reformatory site
- Linked to Shelly bay and other parts of the site by Military Road.

CONSTRAINTS AND OPPORTUNITIES

- The site is a key piece of flat land for development e.g. film sets. The effects of use on archaeological site values has yet to be assessed
- The buildings and site preparation (cutting, levelling, drains, roads) which pre-date the establishment of the reformatory site are of pre-1900 age and are therefore an archaeological site under the section 2 definition of the Historic Places Act 1993. Any modification including film-set building will need an archaeological assessment of effects and probably an authority under sections 11-12 of the act
- The Hobbit lease ends July 2012.

FUTURE OPTIONS AND GOALS

- There appears to be no urgent need for a conservation management plan
- Because the site is flat, highly modified, central, and linked to existing site entrances and exits via Military Road it has the potential for development.

FORT BALLANCE/FORT GORDON

Before 1840 the point occupied by Fort Ballance was known as Te Mahanga, and was the site of an old pa. It was taken up for a gun battery in 1885, in the mid 1920s was reduced to magazine storage with a caretaker living on site in a cottage built in 1928. The current road up to Fort Ballance was made in 1941, and after the war the concrete structures were left as is.

Under contract to the New Zealand Defence Force, Opus International Consultants prepared '*New Zealand Defence Force Heritage Management Plan for Forts Ballance and Gordon*' by Cathryn Barr and Kiri Petersen (2009). This includes a full statement of the site values with maps and sources. However, it does not give any specialist engineering, architectural or safety reports on the structure(s).

A later brief DOC report by Yolanda Vogel in 2010 outlines safety concerns and a three-stage restoration programme with some indicative costs. Stage 1 is a minimum of tidying work, signs including safety warnings and two further reports on engineering aspects (structural safety) and a conservation plan. The latter could build on the earlier Opus report and it should include the detailed costs of future staged restoration work.

ATTRIBUTES:

Historical

- The surviving structures represent most of what was built in the 1880s
- The main work is a barrack block integrated with an engine room, test room, BOPs telephone room, underground magazines and five emplacements.

Archaeological

- Although modified for new guns in both WWI and WWII, Fort Ballance and Fort Gordon retain much of their original c. 1885 construction. There have been detailed surveys by Major Wally Fraser and aerial photography by Kevin L. Jones. The site is registered by the New Zealand Historic Places Trust (<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=5074&m=advanced>)
- The site is clearly of pre-1900 age and is therefore an archaeological site under the section 2 definition of the Historic Places Act 1993. Any modification including vegetation management will need an archaeological assessment of effects and probably an authority under sections 11-12 of the act
- Nationally unique for its collection of nineteenth century defence structures and access roads (1880s and 1941), but internationally significant for the very rare see-saw searchlight emplacement.

Ecological

- Expected lizard and bird species
- Small area of native dominated coastal forest and scrub above Mahanga Bay
- Rare Species: *Atriplex buechananii*
- Some weed control and restoration planting near Scorching Bay.

Landscape

- 300 degree views
- Visual and physical connections along existing track from Scorching Bay and Mahanga Bay
- Landform surrounding the gun battery is mostly flat behind a rammed earth barricade on the harbour edge

- The site sits above the steep coastal escarpment
- Experiential qualities with stories of the gun battery sites past. Enough remnants remain to imagine what went where and how it worked.

CONSTRAINTS AND OPPORTUNITIES

- Weeds and pests
- The site is unsafe in its present state. Although there are original walkways and safety rails these need to be surveyed. It is also possible to access many parts of the site where it is unsafe. The edges of many walls, the gun pits and the exterior slopes provide safety risks in the event of public access
- The site is on the Wellington City Council District Plan but the HPT has noted that the exact area of the fortification and its outbuildings, a tramline and other support stations were unclear and needed to be reviewed (<http://www.wellington.govt.nz/plans/district/planchanges/pdfs/change53/change53-summarysubs.pdf>)
- The state of conservation of the place is moderate to poor. Although of fairly permanent materials it contains many elements including rusting roof beams, brick masonry and plaster, steel rails and places to stumble, that will need careful review for both public safety and with a view to stabilisation or even partial demolition
- With public access, the buildings will be vulnerable to vandalism
- Access through the Telecom site above the battery would improve access along Military Road. In the interim, signs detailing public safety risks are needed
- In the short term, signs detailing publicly safety risks are needed.

FUTURE OPTIONS AND GOALS

- Vehicle access to Fort Ballance from Mahanga Bay
- Improve connections and walking access to Fort Ballance from Scorching Bay
- Revitalise Fort Ballance: The site is interesting as it is, but this site could become the premier historical destination on the peninsula once it is restored and made safe for visitors. Opportunities for development may include interpretation, a self guided experience and/or the development of a guided product to explore the interior to the fort
- In the short term, the site will need a thorough conservation management plan (to include safety). The objective of the conservation plan would be to stabilise the condition of the heritage fabric and to allow safe public access. Stabilisation methods and work specifications would be needed.



Fort Ballance has the potential to become a premier historical destination

KAU POINT

An 18-inch single Armstrong gun on a disappearing carriage was erected here in 1891. Behind the circular gun pit, and connected by passage, is storage for shells and cartridges. It is fully buried, with the roof below ground level.

ATTRIBUTES:

Historical

- Underground features are largely intact but all surface features have been removed. The gun pit has been completely filled and inspection is not possible but the fill blocking the entrance stairway to the casemate and artillery stores has slumped, allowing access
- Vandals have broken down an interior brick wall and fires have blackened ceilings. Some rooms are visible, 8-inch gun is believed to be buried near main gun.

Archaeological

- This is thought to have been a circular pit for a disappearing gun (e.g. of the Russian Scare period). It has been filled in, possibly in the course of forestry operations, but some soil has been dug to give access to the underground chambers. Exact details of the site are poorly known although it appears to be a sister site to the Pt Halswell gun emplacement (R27/167), where the gun-pit and chambers are still in place and form part of the foundations of the Massey Memorial monument.
- One of the most likely locations for kainga (undefended settlements). Kau Bay has a number of middens R27/57, 95 (archaeological evidence of kainga) buried in the toe of the slope in the road reserve (see also Taylor and Sutton 2009, G.L. Adkin hand-written notes in appendices).

Ecological

- Expected lizard and bird species
- Rare species: *Melicytus obovatus* var 'Cook Strait' located near Kau Point.

Landscape

- Landform around the gun pit includes a steep densely vegetated escarpment on the coastal edge. The site itself sits above this and is cleared of vegetation
- The site has visual connections with the harbour, particularly to Somes Island and the Eastern Bays
- Experiential qualities with stories of the past relating to the underground remnants.

CONSTRAINTS AND OPPORTUNITIES

- Weeds and pests
- The site is in an area of pine forest and raises the broader issue about how such trees on historic sites are managed
- The site is clearly of pre-1900 age and is therefore an archaeological site under the section 2 definition of the Historic Places Act 1993. Any modification including logging of pines will need an archaeological assessment of effects and probably an authority under sections 11-12 of the Act
- There is a moderate safety risk created by the access to the underground chambers.

FUTURE OPTIONS AND GOALS

- Opportunity to restore the Kau Bay Gunnery and add interpretation.
- Opportunity to improve Kau Bay walking access. An accessible and improved track up to the reserve from Kau Bay would enable better use of existing parking below and provide access to the site
- There appears to be no urgent need for a conservation plan although it could be included within the scope of a plan for Fort Ballance.



Kau Point battery - there is a risk to safety by the access to underground chambers



Pines and weeds on very steep slopes will be very difficult and expensive to fell and may be better retained for carbon storage and slope stability

AREA AROUND PRISON/MT CRAWFORD/REDOUBT

The highest point on the peninsula at Mt Crawford is named after early settler James Coutts Crawford. An infantry redoubt and blockhouse were planned for the site, starting mid 1891 with prison labour from Point Halswell Prison used. Earth works consisted of a ditch on the inner side, the earth from which was thrown up to form a parapet facing the enemy. In the 1920s male prisoners started building Wellington Prison No.2, which is now known as Mt Crawford Prison. It remained open until 2008 and after an upgrade reopened in 2009.

ATTRIBUTES:

Historical

- The remaining part of redoubt is in relatively good shape, never having been filled or intentionally flattened. However presence of cattle stock will eventually flatten it
- Tall weeds currently obscure the shape of the structure.

Archaeological

- Of the same age as Fort Ballance, this was a flanking defence on the crest of Mt Crawford, near the trig (163m above sea level). It would have enabled observation of the entire harbour and it defended the rear of Fort Ballance. Commissioned in 1886 it took the form of a square earthwork redoubt (Anon. 1885, 1886 quoted in Taylor and Sutton 2009). The surviving breastwork (a banquette and fire step) is about 120m long and extends along the very top of the steep slope to the west of Fort Ballance. It is probably more or less complete. It would have connected to the redoubt or fortification where the trig (and a water tank) are today (just east of the prison). However, the trig and water-tank area has long been planed down by bulldozer and details of the redoubt are sketchy.
- The site is not registered but it is highly significant, being one of the most substantial and lengthy surviving earthwork fortifications of the Russian Scare era and one of the largest earthwork fortifications of the greater Wellington region.
- The site is clearly of pre-1900 age and is therefore an archaeological site under the section 2 definition of the Historic Places Act 1993. Any modification including vegetation management will need an archaeological assessment of effects and probably an authority under sections 11-12 of the act. There appears to be no urgent need for a conservation plan although it could be included within the scope of a plan for Fort Ballance.

Ecological

- Expected lizard and bird species
- Plant species within nearby Maupuia Park reserve "*show a solid assemblage of native plant species*" (DOC 2010) including cabbage tree, dicot trees and trailing plants, and lianes, ferns, orchids, sedges and herbs.

Landscape

- This is the most visibly prominent area of the peninsula being the highest point at 163m in altitude (534 feet). Outstanding views to and from this point allow for connections to be made with the harbour, Central Business District, Sommes Island, Mt Kau Kau, and various suburban areas
- The summit of Mt Crawford is assessed as having high visibility within the district. The vegetation on both the hilltop and on the escarpment below is considered to have important landscape values.
- This particular area is close to public transport (bus) routes

CONSTRAINTS AND OPPORTUNITIES

- Weeds and pests
- The breastwork is currently under 10-15 year old broom. There is a risk that it might be damaged by mechanical means such as a hydraulic digger.
- The site poses a wider weed-control issue for the whole of the proposed reserve area, e.g., How to control woody weeds such as broom and gorse.
- There is a large tower (once used for a VHF repeater dish) on a Telecom easement/ title in the site area. The tower is now used only for cellphone antennae. It is unsightly.
- The cellphone tower will be a neighbour issue for the reserve and Telecom will need to have advice about the significance of the wider site area around its tower.



The area around the trig has cattle yards and sheds (photo looking northwards)

Appendix 2

Te Motu Kairangi / Miramar Peninsula Place Name Proposal Report

This report was considered by the NZGB on 3 August 2010. A PDF version is also available:

- Alteration to a dual name from Miramar Peninsula (collected name). Not Watts Peninsula
- Located in the Wellington region.

GENERAL BACKGROUND

At the (NZGB) Maori Names Committee meeting held on 26 February 2010, it was recommended that the Committee submit a proposal to the NZGB to dual name the geographic feature, Miramar Peninsula with Te Motu Kairangi. The Maori Names Committee acknowledged that the name belongs to the founding tradition of Ngai Tara iwi of the Kurahaupo waka.

RESEARCH

Te Motu Kairangi

The current Miramar Peninsula was once an island at the time of the Ngai Tara settlement. Struthers (refer to reference 1, page 2), concurs that now well over 1000 years later it has become Miramar Peninsula. A channel named Te Awa-a-Taia (refer to reference 2) separated the island (Te Motu Kairangi) from the mainland. The channel was closed by an earthquake (refer to reference 3, page 14), in 1460 called Hao-whenua, which occurred in the time of Te Ao-haeretahi, a descendant of Tara.

Te Motu Kairangi was the largest of the three islands in the harbour of Whanganui-a-Tara. The other two being Matiu / Somes Island and Makaro / Ward Island, both named after the daughters (refer to reference 4) of Kupe. Struthers (refer to reference 5, page 1) referred to them as nieces of Kupe.

Whatonga realised the potential of the island as a strategic place to live, so he sent his sons, Tara and Raukawa (Best - refer to reference 6, page 782 - named him Tautoki) to settle on Te Motu Kairangi. Tara and his people moved there from their temporary residence on Matiu / Somes Island and commenced to build their pa atop the ridge of Te Motu Kairangi.

The meaning of Te Motu Kairangi as provided by Adkin, p44 is 'esteemed' or 'precious' island, implying that it was the most favourable locality for occupying at the time in Te Whanganui-a-Tara.

Adkins credits Kupe as the first person to land on the island without settling there. The first settlers being the sons of Whatonga and their people, the Ngai Tara and Rangitane iwi. Later settlers were Ngati Mamoe, Ngai Tahu and Ngati Ira.

Miramar Peninsula

When the original island became a peninsula, its first name fell into disuse and the peninsula and its isthmus became known as Whataitai then eventually Hataitai. The first English name applied to the peninsula was Watt's Peninsula after Mr Jas. Watt and remained as thus until 1872 (refer to reference 7). Mr Watt had no association or connection with the peninsula other than he once landed a cargo of cattle there.

James Coutts Crawford purchased five land orders for 1300 guineas from the NZ Company in 1839. Each land order authorised the buyer to select one town acre and 100 country acres. He has the distinction of being the first genuine Wellington settler.

Crawford (refer to reference 8) settled and farmed the Peninsula, draining the lagoon Burnham Water (formerly known as Parawai - refer to reference 9) by constructing a tunnel into Evans Bay. The lagoon comprised of approximately 200 acres and once drained became the first racecourse of the colony.

In 1868 Crawford's sister and brother-in-law, Major McBarnet built the first Crawford homestead and named it Miramar, where the peninsula took its name.

Location of Feature

The feature is located in the Wellington District east of the central business district. The extent of the peninsula will be determined at the Board's meeting; advice is to be sought whether the extent includes the boundaries of the airport or other developments and reclamations since the peninsula became Miramar.

NZGB Archives

There are two entries retained for Miramar and Miramar Peninsula; these are respectively: Volume XXII/239 and Volume LXIII/123-128 (see attachments).

1. The Department of Conservation has documented the considerable historical and cultural importance of the area. There are important pa sites and widespread evidence of the military history of the area, including a nationally significant military road connecting many of the historical features – this road would almost certainly be obliterated if Defence's plan goes ahead.

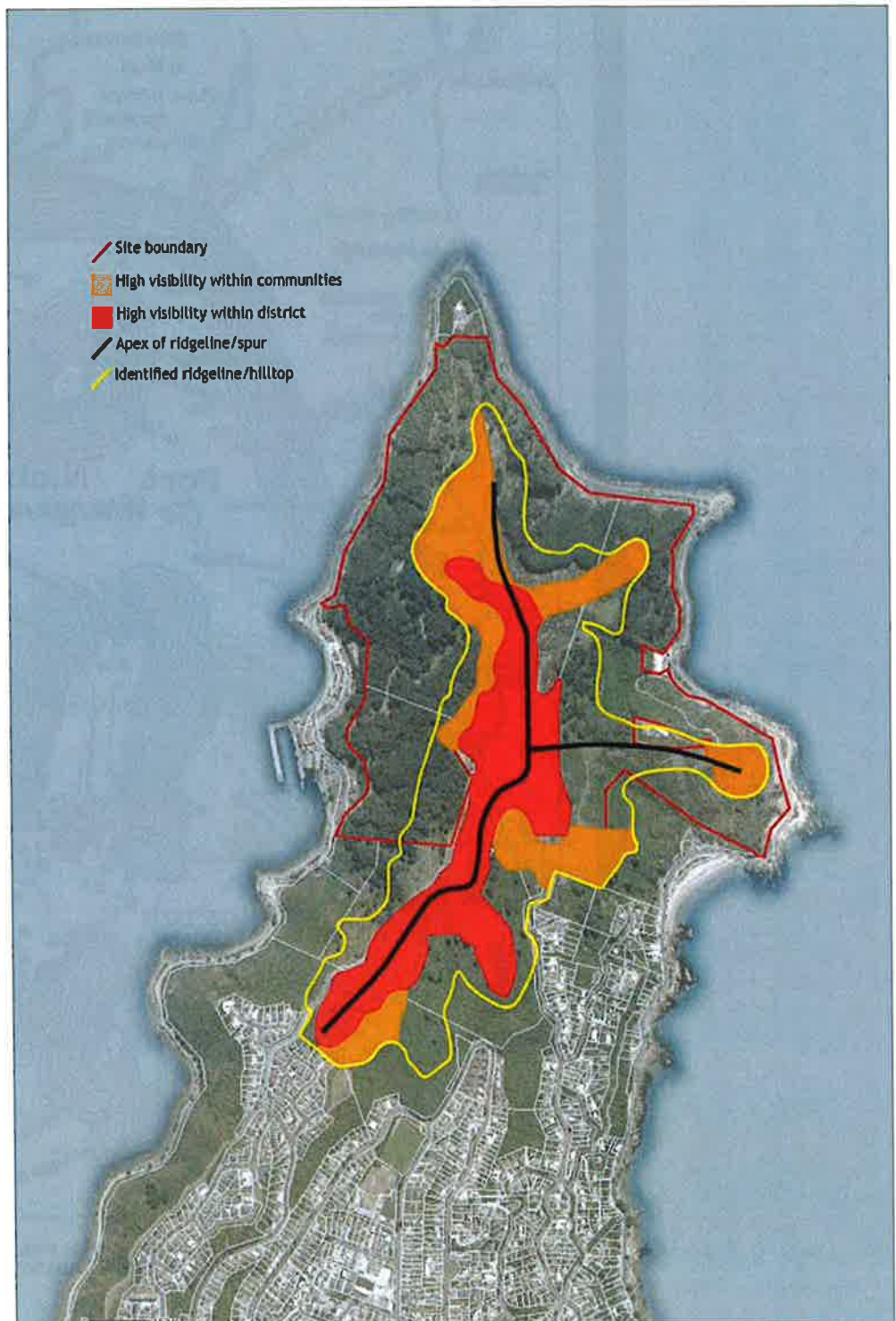


Fig 19. Ridges and Hilltops



Fig 20. Indigenous Vegetation



Fig 21. Site Access

Sources Of Information

This is a list of all information sources used in the report and references for the site which were made available to the study team.

NEWSPAPERS

Anon, 'A Barefaced Demand', Grey River Argus, Volume XXXIII, Issue 5592, 6th September 1886, Page 2, retrieved 21st December 2011,
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=GRA18860906.2.6.15&srpos=1&e=-----10--1----0A+barefaced+Demand-->

Anon, 'Page 2 Advertisements Column 5', Evening Post, 28th September 1878, Page 2, retrieved 22nd December 2011,
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=EP18780928.2.21.5>

Anon, 'The Peninsula Land Compensation Claim', Evening Post, Volume XXXII, Issue 178, 13th December 1886, Page 2, retrieved 22nd December 2011,
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=EP18861213.2.34&srpos=1&e=-----10-EP-1----0The+Peninsula+Land+Compensation+Claim-->

Anon, 'Wellington Defence Arrangements', Grey River Argus, Volume XXXV, Issue 6013, 17th October 1887, Page 4, retrieved 22nd December 2011,
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=GRA18871017.2.16>

McIntoch, A.H, 'The Encyclopedia of New Zealand (pages 1970-71)', Papers Past, Evening Post 14th July 1920, Government Printer, 1966

McLeod, H,N, 'Further Notes on Maori Skeletons and Relics Brought to Light at Karaka Bay, Wellington', retrieved 9th January 2012,
http://rsnz.natlib.govt.nz/image/rsnz_32/rsnz_32_00_0296_0271_ac_01.html

New, K, 'A Regional Park On Northern Miramar Peninsula?', The Dominion Post 8th July 2011, retrieved 9th January 2012,
<http://www.stuff.co.nz/dominion-post/comment/5255249/A-regional-park-on-northern-Miramar-Peninsula>

BOOKS

Adkin, F, 'The Great Harbour of Tara', Whitcombe and Tombs, Christchurch, 1959

Best, E, 'The Pa Maori: An Account of Fortified Villages of the Maori in pre-European and Modern Times', Board of Maori Ethnological Research for the Dominion Museum, Whitcombe and Tombs, Wellington, 1927

Buchanan, J, 'Transactions and Proceedings of the New Zealand Institute', James Hector, M.D., F.R.S., Wellington, 1872

Cooke, P, 'Defending New Zealand: Ramparts on the Sea 1840's-1850's', Parts 1 & 2, Defence of New Zealand Study Group, Wellington, 2000

Hamer, D, & Nicholls, R, 'The Making of Wellington 1800-1914', Victoria University Press, Wellington, 1990

McLean, G, 'Wellington: The First Years of European Settlement 1840-1850', Penguin Books, Auckland, 2000

Shepherd, W, *'Wellington's Heritage: Plants, Gardens and the Landscape'*, Te Papa Press, Wellington, 2000

Ward, L.E, *'Early Wellington'*, Whitcombe and Tombs, 1928

PAPERS

Wellington City Council, *'Open Space Access Plan; Plan for the Management of the Open Space Network'*, Wellington City Council, Wellington, retrieved 12th January 2012,

<http://www.wellington.govt.nz/plans/policies/openspaceaccess/pdfs/openspaceaccess.pdf>

Adds, P, *'Historical and Cultural Resources Study of the Wellington Harbour'*, Part 1 of an Unpublished Report by Boffa Miskell for the Wellington Harbour Maritime Planning Authority, available at Boffa Miskell, 1988

Adkin, G.L, *'Old Occupation Site at Kau Bay, Pt Halswell, Wellington Harbour'*, Unpublished Notes

Baigent, AJ, *'Coast Artillery Defences'*, retrieved 22nd December 2011, <http://riv.co.nz/rnza/hist/baigent1.htm>

Barr, C, & Petersen, K, *'New Zealand Defence Force, Heritage Management Plan Fort Ballance and Gordon (both sites combined)'*, Opus International Consultants Limited, Hamilton, 2009

Best, E, *'Miramar Island and its History'*, Journal of the Polynesian Society 54: 779-791, Various Published, 1923

Best, E, *'Te Whanga-nui-a-Tara, Wellington in pre-Pakeha Days'*, JPS, Volume 10, Number 3, 1901

Best, E, *'The Land of Tara and They Who Settled It'*, Journal of the Polynesian Society, Part 4, 1918

Bishop, D, *'New Zealand Defence Force, Property At Watts Peninsula; Assessment of Conservation Values'*, 2010

Cooke, P, *'Military Heritage on North Miramar Peninsula'*, Enterprise Miramar Peninsula, Wellington, 2009

Crawford, J.C, *'Notes on Miramar Peninsula, Wellington Harbour'*, Transactions of the New Zealand Institute 5: 396-400, 1872

Curtain, B, *'Shelly Bay, Character and Condition Assessment'*, Opus International Consultants Limited, Wellington 2007

Hanna, J, *'Watts Peninsula and Shelly Bay NZDF/RNZAF Base: Woodland Management Plan, Willco Tree Service Limited'*, Wellington, 2005

Historic Places Trust, *'Fort Ballance, Fort Ballance Road, Miramar Peninsula'*, retrieved from the Wellington City Council, 2011

Hyde, R, '*Journalese*', The National Printing Company, Auckland, 1934

Isthmus Group Ltd, '*Wellington Regional Landscape Atlas*', Greater Wellington Regional Council, retrieved 9th January 2012,
<http://www.gw.govt.nz/regional-landscape-atlas/>

Jones, K.L, '*A Guide to Wellington's Maori History*', Wellington Regional Committee, New Zealand Historic Places Trust, 1986

Lethlean, T.C, '*Point Nepean National Park, Draft Master Plan*', Parks Victoria, Australia, 2010, retrieved 9th January 2012,
http://weplan.parks.vic.gov.au/sites/default/files/PNNP_Draft%20MP%20Report.pdf

Mitcalfe, B.J, & Horne, J.C, '*Some Indigenous Vascular Plants at the Following Sites on the North End of Miramar Peninsula, Map NZMS 260 Sheet R27 Pt.Q27 Wellington*', Wellington Botanical Society, 1995

Munro, S, '*Minutes from Watts Peninsula Working Group Meeting*', 9th December 2001

Munro, S, '*Minutes from Watts Peninsula Working Group Meeting*', 9th November 2011

Naus, N, '*Crown Land Disposal Heritage Assessment, Te Motu Kairangi/Military Reserve (Former), Northern Point Miramar Peninsula, Wellington*', New Zealand Historic Places Trust, Wellington, 2011

New Zealand Defence Force, '*Heritage Inventory, Watts Peninsula*', Wellington, 2010

New Zealand Historic Places Trust, '*Fort Ballance (including associated positions at Fort Gordon)*', 1990, retrieved 9th January 2012,
<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=5074&m=advanced>

New Zealand Historic Places Trust, '*Registration Proposal - Historic Places*', 25th May 2004

New Zealand Waitangi Tribunal, '*Ko Aotearoa Tenei: A Report into Claims Concerning New Zealand Law and Policy Affecting Maori Culture and Identity*', 2011

Pillans, B and Huber, P, '*Earthquakes and Uplift History of the Miramar Peninsula, Wellington*', Unpublished Research Report for the New Zealand Earthquake Commission, 1992

Royal NZ Artillery Association, '*Early Artillery in Wellington*', retrieved 22nd December 2011,
<http://riv.co.nz/rnza/units/wgtn.htm>

Royal NZ Artillery Association, '*Financial amounts required for New Zealand Defences*', 1885, retrieved 22nd December 2011,
<http://riv.co.nz/rnza/hist/dgun/harbdef1885.htm>

Sydney Harbour Federation Trust, '*Watts Peninsula*' (presentation)

Wallace, P, '*Report on the Historic Conservation Values - Watts Peninsula*', Department of Conservation, Wellington, Date Unknown

Wellington City Council, 'Minutes from Watts Peninsula Meeting', 15th December 2011

Taylor, S, Sutton, A, 'An Archaeological Assessment for the New Zealand Defence Force at Watts Peninsula, Wellington', Archaeology North Ltd, 2009

IMAGES/MAPS

Wellington City Council, 'Sector 16 - Miramar Peninsula', Wellington City Council, retrieved 12th January 2012, <http://www.wellington.govt.nz/plans/policies/openspaceaccess/pdfs/maps/map19-sector16miramar.pdf>

Wellington City Council, 'Wellington City Council District Plan Map; Maupia, Shelly Bay, Scorching Bay', Wellington City Council, retrieved 12th January 2012, <http://www.wellington.govt.nz/plans/district/volume3/pdfs/v3map13.pdf>

Barnett, T, 'Port Nicholson or Wangenue'era in New Zealand', 1826, Alexander Turnbull Library, Wellington, retrieved 10th January 2012, [http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Barnett%2C%20Thomas%20\(Capt\)%2C%20fl%201826%3A%20Port%20Nicholson%20or%20Wangenue%27tera%20in%20New%20Zealand&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dsmtp=1326233507858&mode=Basic&scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Barnett%2C%20Thomas%20(Capt)%2C%20fl%201826%3A%20Port%20Nicholson%20or%20Wangenue%27tera%20in%20New%20Zealand&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dsmtp=1326233507858&mode=Basic&scps=scope%3A)

Crawford, J, C, 'Burnham Water & Glendavar - Port Nicholson N.Z. [ca 1847?]', Alexander Turnbull Library, Wellington, retrieved 11th January 2012, [http://find.natlib.govt.nz/primo_library/libweb/action/search.do?frbg=&dum=true&vl\(D31185043UI0\)=any&vl\(1UI0\)=contains&vid=TF&vl\(35124698UI1\)=all_items&srt=rank&indx=1&dsmtp=1326234365053&tab=default_tab&doc=nlz_tapuhi121344&ct=search&scps=scope%3A\(Timeframes\)&vl\(freeText0\)=1817-1889-%20Burnham%20water%20and%20Glendavar%20-%20Port%20Nicholson%20N.Z.%20\(on%20Miramar%2C%20originally%20Hataitai&fn=search&mode=Basic&dscnt=0](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?frbg=&dum=true&vl(D31185043UI0)=any&vl(1UI0)=contains&vid=TF&vl(35124698UI1)=all_items&srt=rank&indx=1&dsmtp=1326234365053&tab=default_tab&doc=nlz_tapuhi121344&ct=search&scps=scope%3A(Timeframes)&vl(freeText0)=1817-1889-%20Burnham%20water%20and%20Glendavar%20-%20Port%20Nicholson%20N.Z.%20(on%20Miramar%2C%20originally%20Hataitai&fn=search&mode=Basic&dscnt=0)

Crawford, J, C, '1817-1889: Glendavar - with Burnham Water in Centre. Cooks Straits in distance. New Zealand [ca 1845?]', retrieved 11th January 2012, [http://find.natlib.govt.nz/primo_library/libweb/action/display.do?ct=display&doc=nlz_tapuhi121293&indx=17&dscnt=0&fn=search&ct=Next%20Page&vid=TF&vl\(D31185043UI0\)=creator&indx=11&vl\(freeText0\)=James%20Coutts%2C%201817-1889%20Crawford%20\(as%20the%20artist\)&vl\(35124698UI1\)=all_items&vl\(1UI0\)=exact&tab=default_tab&dsmtp=1326234938871&mode=Basic&scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/display.do?ct=display&doc=nlz_tapuhi121293&indx=17&dscnt=0&fn=search&ct=Next%20Page&vid=TF&vl(D31185043UI0)=creator&indx=11&vl(freeText0)=James%20Coutts%2C%201817-1889%20Crawford%20(as%20the%20artist)&vl(35124698UI1)=all_items&vl(1UI0)=exact&tab=default_tab&dsmtp=1326234938871&mode=Basic&scps=scope%3A)

Crawford, J, C, 'Hataitai Peninsula, Wellington, N. Z. [Between 1840 and 1845?]', Alexander Turnbull Library, Wellington, retrieved 11th January 2012, [http://find.natlib.govt.nz/primo_library/libweb/action/search.do?ct=didym&fn=search&tab=default_tab&mode=Basic&scps=scope%3A\(Timeframes\)&vl\(freeText0\)=hataitai+Peninsula+between+1840+and+1845+&vl\(freeText0\)=hataitai+Peninsula+between+1840+and+1845&vl\(1UI0\)=contains&vl\(D31185043UI0\)=any&vl\(35124698UI1\)=all_items](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?ct=didym&fn=search&tab=default_tab&mode=Basic&scps=scope%3A(Timeframes)&vl(freeText0)=hataitai+Peninsula+between+1840+and+1845+&vl(freeText0)=hataitai+Peninsula+between+1840+and+1845&vl(1UI0)=contains&vl(D31185043UI0)=any&vl(35124698UI1)=all_items)

Crawford, J, C, 'Harbour of Port Nicholson. Looking towards the Tararua Range', 1840, Alexander Turnbull Library, Wellington, retrieved 10th January 2012, http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=s

[earch&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Harbour%20of%20Port%20Nicholson.%20Looking%20towards%20the%20Taranaki%20Range&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326233587675&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Harbour%20of%20Port%20Nicholson.%20Looking%20towards%20the%20Taranaki%20Range&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326233587675&mode=Basic&scp.scps=scope%3A)

Crawford, J, C, 'House in Wellington', 1858, Alexander Turnbull Library, Wellington, retrieved 10th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Unidentified%20House%20in%20Wellington%2C%20Photograph%20taken%20circa%201858&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326233649300&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Unidentified%20House%20in%20Wellington%2C%20Photograph%20taken%20circa%201858&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326233649300&mode=Basic&scp.scps=scope%3A)

Crawford, J, C, 'Port Nicholson from Kaiwarrawarra [1840 or 1841?]', Alexander Turnbull Library, Wellington, retrieved 11th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Port%20Nicholson%20from%20Kaiwarrawarra&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326234212543&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Port%20Nicholson%20from%20Kaiwarrawarra&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326234212543&mode=Basic&scp.scps=scope%3A)

Ferguson, W, 'Military Reserve, Point Halswell, Wellington', 1927, Alexander Turnbull Library, Wellington, retrieved 10th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Military%20Reserve%2C%20Point%20Halswell%2C%20Wellington&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326233189329&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Military%20Reserve%2C%20Point%20Halswell%2C%20Wellington&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326233189329&mode=Basic&scp.scps=scope%3A)

Lands and Survey Department, 'Figure 63. Port Nicholson. Showing Native Names, From information supplied by Messrs. Elsdon Best and H.N. McLeod. On a map compiled by Mr. H.J.W. Mason', Victoria University of Wellington [online photograph], 1916, retrieved 10th January 2012,

<http://www.nzetc.org/tm/scholarly/WarEarl-fig-WarEarl189a.html>

Metlink, 'Miramar Peninsula Existing Routes', Wellington City Council, 2011

Pearse, J, '3 Watercolour(s).; Watercolour, Ink and Watercolour, Sizes Vary; Single Art Work', 1854, Alexander Turnbull Library, Wellington, retrieved 18th January 2012, [http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Pearse%2C%20John%2C%201802-1882%20%3A%5BWellington%20district.%20ca%201854%5D%203%20watercolours&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326855711777&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Pearse%2C%20John%2C%201802-1882%20%3A%5BWellington%20district.%20ca%201854%5D%203%20watercolours&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326855711777&mode=Basic&scp.scps=scope%3A)

Smith, W, M, 'Sketch on Watt's Peninsula, Port Nicholson, October 1841', Alexander Turnbull Library, Wellington, retrieved 18th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Smith%2C%20William%20Mein%201799-1869%20sketch%20on%20watt%27s%20Peninsula&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326855377926&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Smith%2C%20William%20Mein%201799-1869%20sketch%20on%20watt%27s%20Peninsula&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326855377926&mode=Basic&scp.scps=scope%3A)

Unidentified Photographer, 'Fort Ballance, Scorching Bay, Wellington', 1950's, Alexander Turnbull Library, Wellington, retrieved 10th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Fort%20Ballance%20Scorching%20Bay%20Wellington%2C%201950s&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dstmp=1326855377926&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Fort%20Ballance%20Scorching%20Bay%20Wellington%2C%201950s&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dstmp=1326855377926&mode=Basic&scp.scps=scope%3A)

[search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Fort%20Ballance%2C%20Scorching%20Bay%2C%20Wellington%2C%20circa%201950s&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dsmtp=1326233769431&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Fort%20Ballance%2C%20Scorching%20Bay%2C%20Wellington%2C%20circa%201950s&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dsmtp=1326233769431&mode=Basic&scp.scps=scope%3A)

Unidentified Photographer, *'Unveiling of the Massey Memorial, Point Halswell, Wellington'*, 1930, Alexander Turnbull Library, Wellington, retrieved 10th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Unveiling%20of%20the%20Massey%20Memorial%2C%20Point%20Halswell%2C%20Wellington%2C%201%2F1-000708-F&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dsmtp=1326320529705&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Unveiling%20of%20the%20Massey%20Memorial%2C%20Point%20Halswell%2C%20Wellington%2C%201%2F1-000708-F&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dsmtp=1326320529705&mode=Basic&scp.scps=scope%3A)

Williams, W, *'Gun Emplacement at Fort Ballance, Wellington'*, 1884, Alexander Turnbull Library, Wellington, retrieved 10th January 2012,

[http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl\(D31185043UI0\)=any&indx=1&dum=true&vl\(freeText0\)=Gun%20Emplacement%20at%20Fort%20Ballance%2C%20Wellington&vl\(35124698UI1\)=all_items&srt=rank&vl\(1UI0\)=contains&frbg=&tab=default_tab&dsmtp=1326233957368&mode=Basic&scp.scps=scope%3A](http://find.natlib.govt.nz/primo_library/libweb/action/search.do?dscnt=0&fn=search&ct=search&vid=TF&vl(D31185043UI0)=any&indx=1&dum=true&vl(freeText0)=Gun%20Emplacement%20at%20Fort%20Ballance%2C%20Wellington&vl(35124698UI1)=all_items&srt=rank&vl(1UI0)=contains&frbg=&tab=default_tab&dsmtp=1326233957368&mode=Basic&scp.scps=scope%3A)

