

5. The Community Plan

5.1 EXPLANATION

Listed below is each of the Rural Area Objectives that have been agreed by the Council, and modified by the Makara Community, to guide the development of Makara’s Rural Community Plan. Under each objective is a summary of the community’s interpretation and response to the objective as it relates to Makara. This response has been integral to the identification of the significant issues facing Makara, and the choice of methods to address these issues. Whilst there are a range of methods available, some will work better than others, depending on the issue, and different methods might be applied at different times. The range of possible tools from which the methods under each objective have been chosen are:

Community projects	<i>Projects or actions that have resulted from members of the community deciding to take action independent of any external person or organisation</i>
New Community Board/City Council projects	<i>Projects that the Board/Council advocate and there is budget available in the current/proposed Annual Plan</i>
The way in which City Council services are provided	<i>Existing service provision or proposed changes address the issue of concern</i>
The way in which other services are provided to the community	<i>Other organisations that provide facilities or services to the community are lobbied or encouraged to provide/improve services</i>
Advocacy, facilitation and education initiatives by the Community Board and the City Council	<i>The Community Board/Council takes an active non-regulatory role in providing advice, advocating good practice (eg land management, riparian planting) and facilitating activities which support and enhance the Community itself and the environment of the area</i>
District Plan Provisions	<i>Objectives, policies and rules are retained, changed or introduced into the district plan to address the significant issues raised through the Rural Community Plan process</i>
Individual Responsibility	<i>Individuals through their actions take responsibility for addressing the significant issues</i>
Other	<i>In some situations, there may be a specific method to address a particular problem or issue</i>

Sea-weed from the beach

- I chose a piece of kelp from Makara beach because I live at the beach. It has an unusual shape, different from other sea-weed. I've eaten it before just to see what it tastes like



Jessie's Leaf

- This is leaf off a plant called an Acacia. It is funny shape because it has a pointy top and spiky sides. My dad planted it in the backyard two years ago and now its really big.



Dan's Truck

- Last year my Pop made me a wooden truck. He used nails and P.V.A glue to put it together. I play with it at home and at school. I stick dirt in the trailer



Nicky My Ribbon and Horses Hair



- I chose a ribbon and hair from my horse as my special thing from Makara. I ride a lot in the weekends. The hair is from my horses tail. It's curly and I like the smell. I won the ribbon doing a jumping round.

Ivan My Mountain-bike



- I chose my push-bike as my special thing because it is the colour of my motor-bike. It has front shocks, a new seat and is the right height. I get to ride it to school.

Michelle Pine Needles



- They have a disgusting smell with a pointy end. They can be good for starting the fire. They are full of sap. They don't fall off in the Winter or autumn. We have lots of them.

Matt Motor-bike Handlebars

- I do a lot of motor cross but I don't use these ones now because I fell off my bike and bent them. I came off on a jump and landed sideways then I bounced back up into the air and came down on my front wheel. I didn't hurt myself much.



Hannah A Toadstool

- I chose a toadstool because there are lots of them in our paddock. They smell like mushrooms. Its colour is orange. Me and my brother play squash the toadstools



Sonny A Pinecone

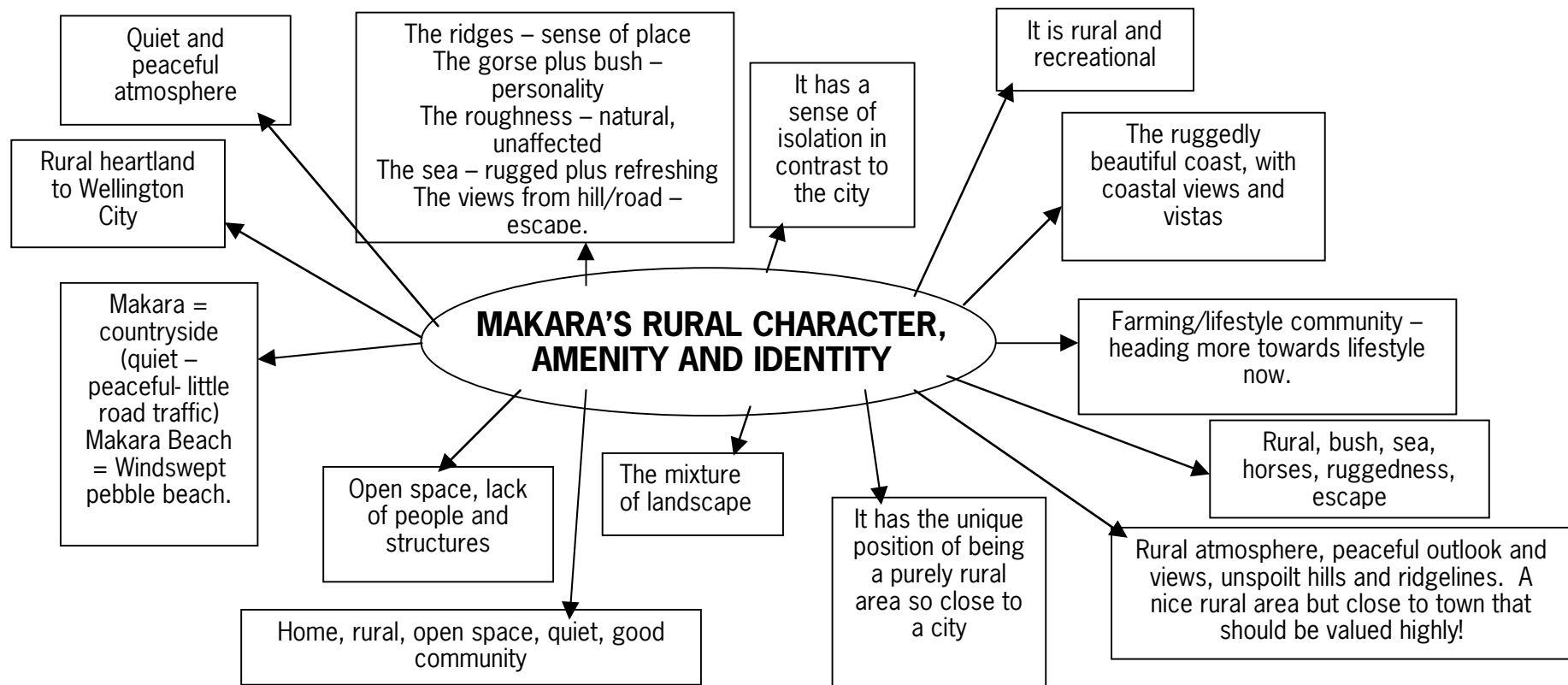


- I chose a pinecone as my special thing from Makara because it's good for burning on the fire and they smell like pine from the pine trees. The seeds fall of and they replant themselves

5.2 MAKARA'S RURAL CHARACTER, AMENITY AND IDENTITY

Primary Objective
TO MAINTAIN AND ENHANCE RURAL CHARACTER, AMENITY AND IDENTITY FOR PEOPLE LIVING, WORKING AND VISITING MAKARA

Makara Community Response: The response from members of the Makara community during consultation resulted in overwhelming feedback on the retention and enhancement of Makara's distinct rural character and amenity. This feedback led to this objective becoming the **primary objective** for the Makara community. The most fantastic thing was that, during consultation over mid-2001, people were able to describe what these words meant to them and therefore paint a picture of the uniqueness of Makara. This has become a great resource for this plan. Some of the comments include:



A voluntary survey was undertaken at the Makara Community Open Day on 9 June 2001 which attempted to draw out the quintessential things about Makara that set it apart from other rural areas. These were the responses:

Question	Response
Can you describe Makara's boundaries?	The Makara hill, The gorge road. To the coast
	The rural area between Karori and Ohariu Valley
	The hills (small-scale boundaries) The sea (larger boundary)
	Makara saddle (at top of road from Karori) westward to the sea, north till get through the garage and south through Terawhiti
	The Makara area includes Terawhiti and Kinool station and extends from – Smith Bay – Takarau gorge – Makara/Wilton skyline south between Clayton-bray land/ Watson land to coast and all between – A fantastic pristine rural area – leave it perfect!
	Makara hilltop to the beach
	Top of Makara hill, to beach, including Tararau Gorge
	Top of Makara hill on Karori's side across to coastline – up to pylon line to Makara beach and end of Takarau Gorge
	The sea, Takarau Gorge (the part that used to be unsealed), near the bottom of the Makara hill
	We would describe them as Makara beach to Karori stream estuary
What first comes to mind, and what symbolises the word 'Makara' for you?	Farming/lifestyle community – heading more towards lifestyle now.
	Rural quiet peaceful haven
	Rural, bush, sea, horses, ruggedness, escape
	Home; rural; open space; quiet; good community
	Coast, Makara Beach
	Rural heartland to Wellington City. Wellington's sunshine coast. Fishing/ Golf/ Tramping/ Fun
	Depressed
	Quiet, peaceful, rural.
	Rural, peaceful atmosphere
	Peaceful countryside
	Isolation and rural views as a complete contrast to city
	Makara = countryside (quiet – peaceful- little road traffic) Makara Beach = Windswept pebble beach.
Imagine the 'Makara' came to life as a person. Describe the person (physical characteristics, lifestyle, personality, what's important to them, etc).	Independent, hardy, resistant to change
	Pretty laid back
	Rural. Important to respect the land and sea. Self-sufficiency. Tough and able to stand up for itself. Fresh, unfancy. Open to all comers

	but only if they show respect and don't try to impose. Sense of history.
	Freedom; friendly
	Likes nature, loves the elements, likes space, loves the sea, wants people to live sustainable in their environment. Doesn't think people's needs have precedence over the needs of the land and sea/water – the health of all is intertwined. Great for sense of humour. Loves the sound of native boarding and the sound of wind through native forest.
	The rural aspects are important to "Mak". "Mak" likes the hills as they are – the streams winding through tight gorges and open farm land – the coastal cliffs and boulder beaches – the mile upon mile of clean ridgelines. What other capital city in the world has these attributes? Lets keep them.
	Poor – not well cared for – Simple – negative – To maintain Makara as it was 100 years ago (negative)
	Laid back, easy-going.
	Non showy, practical, helpful someone who wants to enhance the land around them in a natural way. A good neighbour.
	Rustic, a little rough around the edges but a heart of gold
	Crusty, wise, practical, pragmatic, aloof, but socially conscious/responsible, in touch with reality of the city.
What does Makara sound like?	Soothing
	The sea/the wind
	Quiet
	Wind and sea, oyster catchers, seagulls, kotare (kingfisher)
	The babble of stream, the wind in the trees, the contented bleat of a sheep the wave wash on a gravel beach. The odd chain saw, people laughing together. Nothing industrial.
	Poor country cousin to Ohariu
	Birds, animals, sound of stream running through the valley
	Tui's, quietness, nature sounds
	Quiet so intense it hurts your ears or animal sounds, tui, sheep, horses ducks. Rippling stream.
	A valley with character
What does Makara smell and taste like?	The sea and farming
	A good roast dinner with a little bit of spice
	The sea, the soil, water, freshness, like good compost!
	Grassy; fresh
	Seaweed, seals (in winter)
	Salt/ seaweed/ red wine/ wool/ cattle, freshly mowed grass. Clean on the palate with a lingering aftertaste.
	People with negative attitudes toward development and keeping abreast of time – A few people make big noises.
	Horses, sheep, fresh grass
	Comfortable
	Horse feed, leather, and horse sweat and poo! Grass.
What physical features of Makara do you value the most and why?	The hills and lack of people, the space.
	The mixture of landscape
	The ridges – sense of place The gorse plus bush – personality

	The roughness – natural, unaffected The sea – rugged plus refreshing The views from hill/road – escape.
	Rugged; Not many people except at weekends
	The coastal escarpments, the beach, the views from the tops of the hill. Must admit I spend a lot of time looking out to sea as a lot of the hinterland is grassy/ scrubby and calling out for revegetation in native forest.
	The clean clear uncluttered hills. The unspoilt beaches and coast – no roads (as to Pencarrow and Red Rocks) There are so few such places left like this close to a major city – we must protect these elements from any development that would erode or lose them to the people.
	Countryside – Rivers- Proximity to the city
	Rural atmosphere, peaceful outlook and views, unspoilt hills and ridgelines. A nice rural area but close to town that should be valued highly!
	Uniqueness of the rural aspects so close to a city.
	The stream – so peaceful to watch the ducks on it. The view from British Peak. The look of the village/valley as you get to the bottom of the hill.
	Country – wild country – lack of farms and noise.
	The rural landscape – pastoral land – hillsides – ridgetops – streams – few houses etc. It is real countryside – the only real countryside with Wellington city boundaries easily accessible to all Wellingtonian's. In what other capital city can one be in complete countryside from the city centre in about 10 minutes? Keep it that way for the future generations.

It was suggested in one earlier version of this plan that the way of managing change in Makara was to remove the distinction between rural and non-rural activities and rely on environmental standards through District plan rules. This suggestion was overwhelmingly rejected by submitters in favour of the retention of the rural/non-rural distinction. One submitter wrote:

“This revised plan provides too many loopholes for industrial concerns, housing projects and the like to take hold in the area, and once in place there would be no turning back from these encroachments on what is at present a peaceful place to be enjoyed by all Wellingtonians”

Clearly, Makara’s rural character and amenity in the eyes of residents relies upon a firm and well-understood basis for ensuring ‘rural’ activities are given priority over other activities.

Through submissions and discussions with Community Board members, most people felt that the way to maintain and enhance Makara’s rural character, amenity and identity was to manage population growth, land use activities and traffic growth in a similar way to the current regime. The present controls in the District Plan requiring most new developments to be vetted through a resource consent process were considered necessary to give the community some assurance about the nature of future change, and its potential impact on Makara’s rural character and amenity.

In terms of additional projects to enhance Makara, beautification of the Makara Saddle area, including a welcome to Makara sign (or similar) has been suggested by residents. This could be developed in a number of ways. Other projects mentioned were regrading of the

carpark at Makara Beach, the possibility of a children's playground next to the café at the beach and enhancement of historic features at the village. All of these projects would require funds which could be sought from the City Council by the Community Board.

Significant Issues Identified

- The maintenance of the open character and low density rural living nature of Makara could be undermined through too much residential development and the introduction of 'non-rural' activities
- Safety improvements to the roads are needed but not to the extent that the roading takes on an urban form and character

Proposed Methods:

Advocacy, facilitation and education initiatives by the Community Board and the City Council	<p><i>The Community Board/Council can be very influential in encouraging existing and future landowners to respect Makara's character and amenity in any new development or land use change.</i></p> <p><i>In the future, non-statutory design guidelines may assist in disseminating ideas about how new developments should be designed to be sympathetic to the Makara environment</i></p>
District Plan Provisions	<p><i>Overall, the current District Plan provisions are supported. However, if there are to be any future changes to the District Plan, the distinction between rural and non-rural activities should be retained.</i></p> <p><i>'Non-rural' activities in sensitive areas such as on ridgelines and hilltops should continue to require a resource consent as a discretionary activity so that the potential adverse effects can be thoroughly considered. Ideally, special recognition is sought for many of the ridgetop and hilltop features within Makara through the District Plan.</i></p>
Individual Responsibility	<p><i>Landowners should consult with each other when they know they may do something that will have an impact on another's amenity or the wider character and amenity of the Makara area.</i></p>
New Community Board/ City Council Projects	<p><i>The Community Board will lobby for funding for projects such as improvements to the Makara Saddle, including signs and planting</i></p> <p><i>The Community Board will also facilitate and lobby where necessary for other projects to be undertaken within Makara that support and enhance its character</i></p>



5.3 MAKARA COMMUNITY'S RESPONSE TO THE OTHER RURAL AREA OBJECTIVES

Objective 2

To encourage and facilitate community involvement in decision-making for the future of Wellington's rural areas through the Makara/Ohariu Community Board, residents groups, and through the development of rural community plans

Makara Community Response: *Makara residents and landowners are passionate about their area and have been very involved in the development of this community plan. Particular comments in response to the following question asked at the community open day (9 June 2001) are listed below:*

How can the Council encourage and facilitate **community involvement** in decision-making for the future of Wellington's rural areas?

- Consult the Locals
- More consultation and questionnaires
- Accessible meetings
- More "clinics" like this
- Make meetings accessible
- Schedule Community Board meetings at night – difficult to get time off work to attend daytime meeting
- At present Community Board operates almost in isolation from the community it represents
- Today is a good example of good consultation – Thanks to "Makara Mag" for alerting me
- More of these open forums
- Keep the community informed – the Makara/Ohariu community Board should have 3 members from Ohariu, 3 members from Makara/South Karori: Meetings should be in the evenings so that more of us are able to attend. The chairperson should be the person gaining the highest number of votes, or a special vote for chairperson. A notice board at Makara for results of board meetings and a copy of each meeting agenda
- Makara receives none of the free newspapers – Contact/Western news. It would help if we were given more information and these newspapers could be used to foster involvement.

Other feedback around this objective has been that individuals and groups wish to, and expect to, be involved in decision-making. The large investment made by members of the community in the development of this community plan demonstrates a high level of interest and concern that it is local people that have control over the future of the area.

There is not unanimity, even though the community is close. Therefore, community involvement in decision-making requires the balancing of needs, desires and wants, and some degree of healthy debate. Respect for others' points of view has been generally present. The representation of Makara residents has been a theme raised in consultation and some Makara residents are interested in either a separate residents group to the Community Board or greater representation on the Board.

Members of the community have indicated that the communication of Community Board meetings and minutes could be improved.

Significant Issues Identified

- Participating in decision-making processes that affect Makara or parts of it can be difficult due to lack of communication and inability to attend day time Community Board meetings
- Knowledge about the Community Board and its role is sometimes deficient or misunderstood
- Representation inequalities between Makara and Ohariu and different issues/agendas are seen as obstacles to the community Board effectively representing the people of Makara

Proposed Methods:

Advocacy, facilitation and education initiatives by the Community Board and the City Council	<p><i>The Community Board/Council will use opportunities to be advocates/facilitators of community decision-making in Makara</i></p> <p><i>The possibility of holding Community Board meetings in the evenings could be investigated as a way of making community participation easier</i></p> <p><i>Agendas and Minutes of Community Board Meetings could be posted in prominent public locations</i></p>
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Objective 3

To provide opportunities for rural living where the environment and the local infrastructure are able to support and accommodate growth

Makara Community Response: *The issue of further subdivision obtained a large number of responses at the open day and was much debated in the workshops held during the development of this plan. The following questions were posed at the open day:*

Can the area accommodate an **increased population** and more dwellings? What would be the effects on the environment and local infrastructure of an increase in the local population and number of dwellings? Are these effects acceptable?

Responses to these questions were:

- No negative
- Just plain no, no, no
- Progressive and reasonable development is needed and inevitable unless we wish to revert to bullock track days
- Yes! Especially in Makara – better utilisation of the land in a regulated manner
- Yes with a decent sized area and room for self sufficient water and sewage
- To a strictly limited degree – further development within the existing rules is acceptable
- Selective small dwellings – non-industrial
- Possibly clear main roads but sewage and water supply issues need to be addressed
- Keep it small – no increase in subdivision
- Yes, but not too many – minimum land size for properties – motivated people will continue to improve Makara
- Housing with appropriate acreage – so that the rural aspects of valley maintained
- Yes I think it can and should accommodate an increase in dwellings & population. This should perhaps be the landowner being able to subdivide to the contour of the land ie 10/20/30 acre blocks this will aid the school in growth community centre etc
- A gradual increase in building numbers, will allow for the gradual loss in building through deterioration – but I do think, when carefully placed, so that the rural character of the area is not adversely affected, and streams etc. can accommodate an additional home – this is acceptable. Because this will not be rapid growth, the roading would continue to be acceptable ... and so too, the streams, etc.

No endorsement was received from the community to the suggested change to the subdivision rules in a draft version of this plan released in August 2001 (Minimum lot size of 40ha as a controlled activity, 8ha as a discretionary activity and all other subdivisions non-complying). After considering the feedback from both the Makara and Ohariu Valley communities, the Community Board decided to recommend to the Council, through this plan, that the only amendment to the rules for both Makara and Ohariu Valley be to explore options for allowing larger landowners some limited ability to subdivide.

Thus, the interpretation of the community response to this objective overall was that, in terms of opportunities for rural living, only a slow rate of change should be allowed to occur in Makara. Furthermore, most existing residents considered that the current system to require notified resource consents (in most cases) for subdivision and new housing was acceptable to achieving the wider objective relating to rural character and amenity.

Particular areas of concern mentioned by the community regarding any future development were that water and sewage should be managed adequately on-site and that traffic safety on the roads was monitored and improved.

Significant Issues Identified

- Without insisting that the present low density rural living character of Makara is retained, and that a high level of control is kept over new residential development, the special character and amenity of the area could be lost
- Existing residents do not favour directing the demand for rural living opportunities to the existing settlements of Makara Village and Makara Beach and a large number prefer to only see a very small and gradual increase in new households overall

Proposed Methods:

District Plan Provisions	<i>In general, the Community Board and the Makara Community support the current objectives, policies and rules relating to rural subdivision. The only change recommended by the Community Board is to introduce a provision to allow farmers/larger landowners the ability to undertake a very limited level of subdivision without necessarily having to go through a notified resource consent process. The Board has requested that options for working through this new provision should be brought back to the community for comment before a plan change is drafted</i>
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Rural Area Objective 4

To allow for efficient, convenient and safe access for people and goods to and within the rural area

Makara Community Response: *Roading and traffic safety was one of the key issues raised by Makara residents. There have been problems with speed and dangerous driving throughout the area and, in particular, the occurrence of irresponsible driving at Makara Beach. The community considers that the speed limit of 100 kph is too high for much of the area, given the narrowness of much of the roading. However, there was also a strong desire to maintain the rural character that the roads help support, rather than see the roads upgraded to urban standards. These questions were asked at the open day to establish how people felt about the Makara roading network:*

Are there any safety issues on the **rural roads** that need to be addressed? How can access to the area be made more efficient, convenient and safe?

People responded as follows:

- Fence lines should be taken back to the road reserve boundary so that cyclists, pedestrians and horses can safely use the road reserve land and be separated from the vehicle traffic
- 'Quiet Roads' (done in England) should be created – 50km speed limit and other controls to support quiet/safe rural road
- Reduce speed through Makara Village – is a populated area and school and pony club.
- Current limit is still too high. Open road limit past village to the beach is patently stupid and dangerous as the road is both narrow and windy – a fatal accident is just waiting to happen
- Rooding standards are currently predicated on average usage. Use of Makara Rd. varies significantly between weekdays and weekends. Weekend usage is significantly higher and is complicated by numbers of cyclists and runners who use the hill for training. A full usage survey should be done, in the summer, to determine whether the road is safe for the larger numbers using the road
- Present roads are OK for this rural area. Wider roads will only encourage higher speeds
- present speed limits should be reduced
- Present rooding is adequate – any upgrading will encourage faster traffic
- Limit heavy traffic, reduce speed limits – wish list: sufficient space for bikers, walkers, horses
- Reduce speed limits
- Keep roads maintained but don't make it bigger
- Provide passing bays on Makara hill with signs requesting the slow cars to pull over
- Reduce speed limits – 50km all the way
- Ensure the roads are wide enough and the bends sufficiently straight enough to allow trucks to keep on their side of the white line
- Reduce speed limit from top Makara Rd. to beach, "keep left" signs at several points
- Place signs on hill advising, "keep well left"
- Repair roads immediately, keep water tables clear of obstructions
- Reduce speed – 50 k max.
- Present rooding is good, any upgrading will encourage faster traffic, passing bays need labelling
- Trees overhanging entrance to South Makara Rd are very dangerous, a bad accident is waiting to happen
- Reduce speed limit on road, put speed humps to slow traffic
- Stock trucks should have escort over the hill to warn approaching traffic
- Reduce speed through school, village area, limit heavy trucks on roads, more passing bays on hill
- How can roads be adequate if there's not enough room for 2 way traffic in areas, OK for a horse and cart, upgrade required
- Limit heavy vehicles, for example don't approve topsoil mining, wind farm construction
- Warning signs for horses, cyclists, runners
- 50k speed limit – remember road is used by horse traffic, cyclists, joggers, children going to school
- Concrete Power Pole 20% way up hill from cemetery entrance needs to be set back from road edge
- Forestry logging trucks will pose a safety issue in the future. Needs to be considered in new applications for consent to plant forests

Education would help to make road users aware of the restrictive nature of rural roads. People suggested that signs would help in certain areas, including where non-residents first come into the area on the Makara Hill road. Some people mentioned a number of corners where they considered sightlines should be improved.

Regrading of the carpark and addressing a problem with water settling on the road at Makara Beach were specific issues raised by the Beach community. Speed in other locations, road widths, conflicts between cyclists and vehicles, and general safety improvements on the Makara Hill Road were also mentioned. There was support for the recent clearance of roadside vegetation on the Hill Road as this had previously been considered to be a particular danger for road users.

Significant Issues Identified

- Speed isn't being adequately managed through current methods
- There are growing conflicts between vehicular and non-vehicular traffic
- Some corners are particularly bad for sightlines and the width of the road in some places means two vehicles can sometimes not pass.

Proposed Methods:

The way in which City Council services are provided	<p><i>\$50,000 was allocated in the Annual Plan for the 2001-2002 financial year for roading works in Makara and Ohariu Valley. Thereafter an annual sum of \$20,000 was earmarked to be available to the community toward roading safety improvements. The Community Board has the role of prioritising work to decide how best to spend this sum.</i></p> <p><i>Three new signs, one on the Makara Hill Road, one just prior to the Makara Village, and one coming into the Makara Beach settlement will be erected, to encourage greater caution and reduced speed by motorists</i></p> <p><i>The Council has, and will continue to, lobby LTSA for lower speed limits on roads in Makara</i></p>
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Rural Area Objective 5

To monitor and, where necessary, improve the safety of rural roads to mitigate any traffic effects arising from rural living and land use activities

Makara Community Response: *Many members of the community were concerned that any further development in the rural area could undermine safety on rural roads. Acknowledgement of the existing situation was considered to be just as important as monitoring any growth in traffic over time. Some people pointed out that a number of activities generate traffic, not just further households, including forestry and recreation activities. A number of people raised a concern that future tree harvesting could have quite an impact on the roads.*

Significant Issues Identified

- There is a concern that additional growth in rural living and some land use activities in Makara could create new safety issues and/or exacerbate existing problems

Proposed Methods:

The way in which City Council services are provided	<i>The Council is responsible for the maintenance of the road network within Makara. It will continue to address areas where an increase or change in traffic use is addressed by employing safety measures such as the extension of line marking, signage improvements and ongoing maintenance</i>
Individual Responsibility	<i>Individuals should take responsibility for driving safely</i>
Other	<i>Monitoring of traffic safety through various mechanisms including surveys and road accident records</i>

Rural Area Objective 6 To protect important ridgelines, landscapes and views

Makara Community Response: *The majority of the community demonstrated how much they value the undeveloped ridgelines, landscapes and views within Makara through the development of this plan. Most people do not want to see structures and buildings located on these features. In particular, Quartz Hill and its surroundings are highly valued and the Quartz Hill/Outlook Hill Ridge has been identified as an important ridge within the District. Other features identified include the whole of the Te Wharangi Ridge, including Makara Hill and British Peak². The following questions and responses came out of the open day:*

Which **ridgelines, landscapes** and **views** are important to the local community and visitors to the area? How should these be protected from inappropriate development?

- Ridges and skyline should remain free of man-made structures
- Keep things as is, no more houses
- No building or structures on skyline at all
- Ridges and skylines should not have man made structures
- Ridges and skylines must be free of man made structures – already spoiled by pylons + lines
- British Peak in an unspoiled cone that must stay unspoiled
- Who said ridgelines were sacrosanct?
- Keep these coastal escarpments – they are truly wild places

² Wellington's Ridgetops and Hilltops: The natural and Amenity Values, prepared for wellington City Council by Boffa Miskell Limited, June 2001

- Our cultural heritage has built on high outlooks for many 100's of years
- Keep all ridges / skylines free from all buildings / structures – remove masts from Quartz Hill if now redundant
- Keep ridgelines clear of man-made dominated structures
- Clear skylines / ridge tops are preferable for landscape values
- What is appropriate development? Need pragmatic response to opportunities and needs
- We have now answered this question so many times!
- The view of Makara estuary from Karori – the whole vista – all the skyline which you continue to view as well as the sea, down the road. The landscapes from houses, from the Beach, from the Makara Walkway – from public places – and the landscapes which surround our lands. As Meridian is an SoE (so the public is its stakeholder) – we suggest those lands , including the Telecom Village are made subject to special protection – also British Peak – and the other ridgelines held by Meridian holding company – Probatas Investments Limited. In addition, ensure the rules provide that man built structures on ridgetops and hilltops are non-complying activities. We have lived with these types of rule for years, and in my experience – no application for a resource consent for a building at Makara, has yet been turned down. When people know the rules, they design and plan accordingly – and so clearly these rules can be accommodated.

Submitters supported the current assessment of activities on ridgelines and hilltops through the District Plan or, in some cases, felt that full protection for some of these features was needed. Makara Guardians, a group representative of the majority of residents within Makara, advocated that activities of an industrial nature become 'non-complying' activities.

Significant Issues Identified

- The majority of the community has overwhelmingly said that non-rural, industrial developments are not wanted in Makara and is concerned that changes to the District Plan might weaken the importance of the landscape features it values

Proposed Methods:

Advocacy and facilitation actions by the Community Board and the City Council	<i>Many influences over avoiding, remedying or mitigating adverse visual effects on ridgelines can be simply through promoting good design. This can be done in a non-regulatory way such as through publicity and information about good design in rural areas</i>
District Plan Provisions	<i>The community has indicated that it prefers the way in which activities on ridgelines are currently managed through the District Plan compared to the recommendations in the consultants report "Wellington's Ridgetops and Hilltops" (June 2001). Makara Guardians have requested that the Plan be changed to make structures of an industrial nature fall into the category of non-complying activities</i>

Rural Area Objective 7

To support the sustainable management of land by private landowners

Makara Community Response: *Makara landowners are already doing a lot of good work in managing their land in a sustainable manner. Many feel that the Council and Regional Council could provide more advice and assistance with planting and pest control. This could include financial help, support and advice.*

In response to the open day question:

How can the Council support **private initiatives** by landowners which contribute to the sustainable management of resources?

...the following comments were received:

- encourage regrowth of native forest
- financial help (for example at cost, subsidised) to clear gorse, purchase native plants at cost
- support and encouragement for people to plant native species
- help and advice for pest control
- native revegetation – Makara Mtn. Initiative is excellent example – but still heaps of goats on the hill that need controlling
- back off and leave to landowners to manage their own land
- we can't afford to clear big blocks of land and keep it clean – we need help or smaller blocks
- loan of traps or sale at cost
- pest control advocacy
- appoint or name a person who landowners can contact in the first instance regarding advice on Resource Consents and other consents (Regional / Council overlaps)
- They can simplify consent process for forestry harvesting by allowing it in the rural rules
- Help the native bush grow, pest and gorse control
- Progressive and reasonable growth and development needed
- Encourage initiative for individual owner land use – to encourage city dwellers to visit the rural areas of Wellington
- Forestry is spoiling the landscape and the ecological balance – also creating problems when milling for example heavy transport/ noise levels
- Danger of fires in area and concern Forestry should be away from residents
- Be prepared to be open minded
- I believe the RMA specifically referred to the social and economic welfare of communities as being of utmost importance because there is no method for compensating neighbours for the loss in value to property as result of developments which result in loss of value. Private initiatives which would cause harm to neighbours and the community, or which compromise important landscapes should therefore not be supported – even

if they happen to be sustainable management of a particular resource. No one should be entitled to or encourage to desecrate or compromise landscape which is important to those who live in the area.

Some people have pointed out that big blocks of land can be difficult and expensive to manage sustainably. Such obstacles to sustainable management could be overcome through assistance from the Council, as well as perhaps through more lenient subdivision controls. Some consider that limited subdivision can actually encourage the sustainable management of land, as smaller allotments are easier to manage and maintain. Others are of the view that the Council needs to look at other ways it can support the larger landowners so they can maintain the character created through the existence of larger farming operations.

Significant Issues Identified

- Sustainable management of the land in Makara means different things to different people. It can be very difficult and there is concern that there should be as few obstacles as possible to landowners being able to manage the land in the way they wish

Proposed Methods:

The way in which City Council services are provided	<i>The Council has an ongoing role to support, through its provision of services such as infrastructure and roading, the sustainable management of land by private landowners. It also has the role of setting a good example in the management of its own land</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Council and Community Board will take opportunities to support and advocate for good land management practices by private landowners</i>
District Plan Provisions	<i>Any future changes to the District Plan should be flexible enough to allow landowners the maximum amount of freedom to manage the land in a sustainable way.</i>
Individual Responsibility	<i>Landowners have an ongoing responsibility to manage the land sustainably</i>

Rural Area Objective 8
To promote environmentally sustainable water, wastewater and rubbish disposal schemes

Makara Community Response: *In Makara, all properties collect their own water and most dispose of wastewater through septic tanks. Rubbish is disposed of by a variety of means, but predominantly burnt, dropped off at the landfill, or collected. Surveys completed by members of the community generally indicate satisfaction with their systems, and general satisfaction with the environmental impact of these methods.*

However, rubbish disposal has been identified as a problem at Makara Beach.

Some ideas suggested by residents include:

- regular beach clean ups, and signs asking visitors to take their rubbish away with them
- more rubbish bins at the beach – rubbish left beside the bins is not picked up by the Council
- a rubbish collection for hard refuse once a month

Significant Issues Identified

- There have been problems with the discharge of effluent into waterways and this needs to be carefully monitored and remedied where necessary

Proposed Methods:

The way in which City Council services are provided	<i>The Council has an ongoing role in approving the design of new on-site systems and monitoring any problems as they might arise. Council Officers will investigate ways in which the litter and water drainage problems at Makara Beach can be better managed</i>
The way in which other services are provided to the community	<i>Private contracting of rubbish disposal is already happening but it is possible this could develop further</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council each have a role in advocating good practices, particularly in on-site disposal of household wastewater and in the disposal of rubbish</i>
District Plan Provisions	<i>The District Plan can encourage good practice through assessment criteria for the consideration of water supply, wastewater disposal and rubbish disposal at the time of subdivision or land use consent</i>
Individual Responsibility	<i>Individuals need to take responsibility for ensuring the individual systems they use are environmentally sustainable.</i>
Other	<i>The Regional Council has objectives, policies and rules which address discharges to land and freshwater Building Act requirements are also relevant to the type and standard of individual schemes</i>

Rural Area Objective 9

To improve indigenous biodiversity by protecting and enhancing natural features, indigenous vegetation and regenerating bush

Makara Community Response: *The following questions were asked at the community open day to draw out what improving biodiversity meant to the Makara community:*

How can areas of native and regenerating **vegetation** be protected and enhanced? Are there any immediate threats to these areas? What is the impact of bush regeneration on the local community? Is this acceptable?

- Gorse so ugly – gives area unloved air – but great for the regenerating bush
- Also prefer to see gorse developing into bush rather than pines, pines and more pines
- Possum eradication would be the obvious start
- Possible regional park in Makara Area – could emphasise open landscape but important bush – WRC Management – Belmont Regional Park
- Encourage replanting in gullies suitable areas
- Exterminate the possums
- Limit the number of feet treading on seedlings and destroying natural growth
- Possum, weed and goat eradication
- Support in eradicating gorse and replanting in natives (supplies at cost)
- Supply rubbish tins in appropriate places so leisure bike riders can dispose of rubbish appropriately
- Eradicate goats and possums – stock damage on coastal escarpments fencing?
- Eradicate Possums – encourage bush regeneration on scrub areas
- At present stocking rates – time will see native bush regeneration – 20 years – They are self-propagating – doing well
- Gorse control, plant natives to speed regeneration – support pest control
- Possum eradication with notification in advance please
- For the WCC and the Regional Council to take cognisance of their own rules – eradicate gorse
- Many local people plant native bush, to augment the bush on their property. I am unaware of anyone cutting any down. Many local people wish to encourage the native birds, and are actively planting to do so. Enforcing bush regeneration on local people would not be wise, it is likely to have the effect of discouraging such planting. I would not like to see Quartz Hill – skyline – covered in bush – the geological landform is so impressive and seen to its best with the current grass pasture, which is extremely fertile. Sheep farming is not necessarily bad, it can in fact be beneficial. For instance , sheep grazing amongst the salt marsh vegetation at the Makara Stream Estuary, actually ensures that this vegetation is both enhanced and protected. Cattle would not be of benefit here; but the local farmer knows that – and he keeps the cattle turned out. It could be helpful if the council assisted farmers who wish to fence, to protect bush/plants – with fencing needs.

The local community contributes significantly to improving indigenous biodiversity. Many local people plant native bush to augment the bush on their own properties and to encourage native birds. Others are wary of the mechanisms that might be employed to try and encourage landowners to retain existing indigenous vegetation. Submitters stressed that landowners need to be consulted about any change that might affect their ability to manage the land in their own way, including the clearance of vegetation.

Pest control was identified as a way in which indigenous biodiversity could be enhanced through pest animal and weed control. However, pest control measures needs to be well thought out and relevant to each part of the area.

Significant Issues Identified

- Opportunities to protect and enhance the health of the natural ecosystems within Makara have not always been taken up

Proposed Methods:

<p>Advocacy and facilitation actions by the Community Board, the City Council and the Regional Council</p>	<p><i>The Community Board and City Council will be strong advocates for the protection and enhancement of regenerating bush areas by encouraging willing landowners to use measures such as fencing and covenanting to protect native bush areas. A strategy for the regeneration of bush and streams across the whole city has been developed and was adopted by the Council in September 2001. Specific voluntary actions around specific catchments such as the Makara Stream will be encouraged and supported by the Council</i></p>
<p>District Plan Provisions</p>	<p><i>The District Plan will only be changed where non-regulatory measures do not adequately prevent the loss of indigenous vegetation or encourage landowners to protect and enhance regenerating bush</i></p> <p><i>Assessment criteria for subdivision will address the extent to which indigenous vegetation on a site is protected</i></p>
<p>Individual Responsibility</p>	<p><i>Everyone has a responsibility for sustaining biodiversity</i></p>
<p>Other</p>	<p><i>All tiers of Government have a role in sustaining biodiversity. Central Government has reinforced the role of individuals and communities in taking responsibility for halting the decline in New Zealand's indigenous biodiversity and addressing the effects of private land management on indigenous biodiversity. Further guidance is due to come from Central Government that will have an influence over future land management practices. The Wellington Regional Council and City Council both have a responsibility to develop and implement mechanisms which support the health and sustainability of natural ecosystems</i></p>



Rural Area Objective 10
To preserve and enhance the natural character of coastal and riparian environments

Makara Community Response: Generally, the riparian margins of the streams in Makara are not heavily vegetated, being mainly pasture up to the stream edges. However, there is regeneration taking place in the headwaters of some of the area's streams. Much of the community values the natural environment of the area and is conscious of activities which can threaten coastal and riparian (or stream) environments. Most landowners are highly aware of the role that the stream catchments play in the management of their land use activities, and for domestic use. The significant drought in the summer of 2000/2001 placed a lot of stress on the riparian systems within the area and some landowners had to bring in extra water. At other times, residents have pointed out the flooding risk some properties are exposed to. Careful stream management and the activities that might threaten waterways is therefore a significant issue for Makara.



The following questions were asked at the community open day to draw out what this objective might mean for Makara:

How can the natural character of the **streams** and the **coastline** be preserved and enhanced? Are there any immediate threats to these environments? Where should there be public access?

Responses to these questions were:

- Please dredge the stream to create greater depth – therefore more rapid waterflow to prevent the build up of water weed
- The flood plain needs to be more accurately depicted on the planning maps
- Dredging as from Pony club past 600 Makara Rd. should also assist yearly flooding
- Leave natural evolution to it's devices – don't interfere
- Protect existing estuary at Makara Beach with parks marine reserves wildlife sanctuaries
- No to marine reserve
- Pest control (possums, goats)
- Fence cattle away from the streams – assist farmers with such fencing.
- Further public access to the coastline via the Makara walkway – via Opau Rd.

It was generally agreed that the coast and the Makara Estuary, in particular, hold special values. The coast is 'wild' and the estuary is much more than a local asset, representing values of regional and sometimes national significance. However, many people criticised the way in which the Council has sought esplanade land on other waterways in Makara at the time of subdivision. In particular, many people

felt strongly about allowing public access along streams running through private property. Some members of the community pointed out the impracticalities of setting aside land for public access reasons where alternative access existed, or where parts of streams were just unreachable anyway.

With reference to planting, some pointed out the flooding problems created by Willow trees being planted along one section downstream of the Makara settlement. Others are keen to be involved in the restoration of streams in the area through appropriate and well-researched planting programmes.

Significant Issues Identified

- Figures obtained from Wellington Regional Council indicate that the water quality of Makara Stream is not as good as it could be. In particular faecal coliform counts have been high in recent years. It is uncertain at this stage where the main source of such contamination is from. Potential sources include run off from farms adjacent to the river, and discharge from septic tanks.

Note: The preservation of the natural character of the coastal environment, wetlands and rivers and their protection from inappropriate subdivision, use and development is a matter of national importance under the Resource Management Act, as is the maintenance and enhancement of public access to and along the coast, lakes and rivers. It is important to acknowledge that the issues in achieving these goals affect the rights of private property owners and sometimes the ability for certain land use practices to be freely maintained. Also, as Wellington is such a hilly landscape, often the best places for public walking tracks are along the ridges and high points. A careful and reasoned approach therefore needs to be taken by all involved in identifying and working through the issues relating to the management of stream and coastal environments, whether for stream enhancement, flood protection or for public access reasons.

Proposed Methods:

<p>The way in which City Council services are provided</p>	<p><i>The Council has an ongoing role to manage its own operations and activities so as to preserve and enhance the natural character of the coast and riparian environments</i></p> <p><i>The Council will be proactive in developing its priorities for the management of coastal and stream environments and discussing the development of policy with landowners</i></p>
<p>Advocacy and facilitation actions by the Community Board and the City Council</p>	<p><i>The Community Board and the Council have an advocacy role in promoting good management around streams and being involved in initiatives which support the stream and coastal environments. The Bush and Stream Regeneration Plan adopted by Council (September 2001) outlines a range of non-statutory and statutory methods to encourage sound riparian management.</i></p>
<p>District Plan Provisions</p>	<p><i>The Council wishes to reduce the amount of regulation involved in the management of Makara's streams and use advocacy and other non-regulatory methods as its primary means to ensure the natural character of streams is safeguarded. This also applies to situations in which public access is an issue – in most cases, the Council will seek to discuss options with willing landowners, rather than 'take' land as reserve. However, the Resource Management Act requires the District Plan to stipulate rules about when esplanade reserves (vested as Council reserve) or esplanade strips (remain in private ownership) will be sought <u>at the time of subdivision</u> for public access, the protection of conservation values and/or natural hazard mitigation.</i></p>

	<p>Administration of the District Plan has suggested that the current rules should be altered to be more specific about which streams and methods are appropriate. At present there is just a “catch-all” provision which means that every stream in Makara is assessed for esplanade land at the time of subdivision.</p> <p>Some analysis of the values of waterways in Makara has been undertaken³. This information would normally form the basis of a change to the current District Plan provisions. However, it should be made clear that the priorities identified in “Routes, Risks and Restoration” are not necessarily supported by the whole of the Makara community. Therefore, at this stage it has been decided, through the Makara/Ohariu Community Board, that the community plan only endorse esplanade land being sought as outlined below. Otherwise, for every other waterway in Makara, a case by case assessment should be made at the time of subdivision where a stream is over the three metre width limit.</p> <p>Esplanade provisions generally supported by the Makara Community:</p> <ul style="list-style-type: none"> – Esplanade Reserves be taken on subdivision associated with the Coast and Makara Estuary for public access and/or because of the high ecological and natural values, – Esplanade Strips be negotiated along the Makara and North Makara Streams (to the point at which the bed narrows to three metres) for either flood protection, riparian restoration and/or the fostering of wildlife corridors (to connect with the Wilton Bush – Ngaio Gorge corridor) <p>Regulation is only one tool and is only intended to support voluntary and non-regulatory methods, advocacy and the Council and community groups doing restoration work or achieving public access in some other way</p>
Individual Responsibility	Individuals have a responsibility to ensure their actions do not pollute or damage the stream/coastal environment
Other	New Zealand Coastal Policy Statement Wellington Regional Policy Statement Wellington Regional Coastal Plan Wellington City Council's Bush and Stream Regeneration Plan

³ “Routes, Risks and Restoration: an assessment of riparian zones in rural areas of the Wellington City District with special reference to ecological significance and public access linkages”, a report prepared for Wellington City Council by Anstey, C., Cosslet, C., Green W (1998)

Rural Area Objective 11

To support a variety of high-quality rural recreational opportunities that do not adversely affect the environment

Makara Community Response: *On the Community Planning Day, a number of ideas for rural recreational opportunities were mentioned and comments made about existing and possible future recreational opportunities. The following questions were posed at the open day:*

Are there opportunities for additional **recreational activities** in the area? What are the impacts of existing and possible new recreational activities on the local community and the local environment? Are these impacts acceptable?

Responses to these questions were:

- Encourage environmentally friendly uses of area – for example mountain biking, tramping, horse trekking etc.
- Recreational ventures – promoted by private concerns
- Rural recreational activities encouraged but with adequate / safe facilities
- Off road / horse tracks
- Public walking areas as opposed to mountain biking
- Turn the Makara estuary into a fenced off nature reserve, do predator control, keep cattle and sheep out / revegetate
- With the increased use of South Makara Valley for recreational purposes, pooling of resources can be advantages, particularly for start-up groups – Karori Golf Club is very willing to offer the use of its facilities which include changing, showers and catering to other groups
- Upgrade Tennis courts
- Yes to enhance the recreational activities throughout the area for the enjoyment of the whole of Wellington
- Cycle track / bridle path to encourage walking, jogging, horse riding in safety
- Tramping track from Red Rocks to Makara Beach with 2 huts on the way for overnight
- A separate cycle track possible – over the hill? – to make it safer for cyclists
- Yes. I believe the Terawhiti/Makara (Quartz Hill land owned presently by Meridian Energy) would be perfect for walking/biking – it was the subject of a WRC report in the 1970s. We have been trapped by Meridian, which has locked the gates. The Makara walkway is too narrow for the thousands of people who walk it each year. This abuts the Meridian land. Opau Road was supposed to be made available for public access – Telecom appears to have overlooked this when it sold the Quartz Hill to Meridian. Being able to drive up to the radio station would split the traffic currently going down to the beach. There is plenty of parking on Quartz Hill and any residents would not see the carparks. Because Quartz Hill is a peneplain – the walkway is virtually flat – therefore all, both young and old could enjoy the wonderful views. At present, the only way to see the views (now that Meridian has locked the gates) – is to walk up a steep climb from the beach. This will change when the Opau Road access is made a public access by the Minister for State Owned Enterprises. Also, Terawhiti could be a working farm – subsidised by WCC – mainly visitors would enjoy this experience (if Terawhiti was happy)

Currently, there is relatively little recreational land that is managed as formal reserve. Most public access within the area has been facilitated through the goodwill of landowners.

A large number of residents did not like the idea of suggesting future recreational linkages on the map that was incorporated into an earlier draft of this plan. Whilst most Makara people recognise the value that the area has to many urban residents, formalising routes which currently cross private land was not desired. If public bodies such as the Regional and City Councils wish to progress work on recreational opportunities such as walking tracks in the future, the rights of private landowners should be considered first and appropriate agreements negotiated.

Significant Issues Identified

- Increasing recreational use may result in more traffic and/or greater conflict between road users
- There is relatively little land in the Makara area that is formally available for public access. This may become an issue as the population changes and grows and time spent on leisure activities increases

Proposed Methods:

Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council are in a position to facilitate and encourage recreational use of the area, as well as take a role in any further provision for public access</i>
Individual Responsibility	<i>Individuals have a responsibility to act with respect if permitted access to private land for recreational purposes</i>
Other	<i>“Capital Spaces” – the Council’s Open Space Strategy includes Makara as part of the ‘Rural Hinterland’ of Wellington</i>

Rural Area Objective 12

To meet, support and enhance the social and economic needs of the rural community through co-operation between the Council and those living and working in the rural area

Makara Community Response: *Many residents within the Makara area do not rely on the land to provide for their economic well being. Many commute to jobs within the City or have alternative incomes to support some rural land uses.*

Hand in hand with economic well-being is a strong community. The communities within the Makara area are quite cohesive and supportive of actions that reinforce their identity.

Some people feel that limited improvements should be made to roads to support an anticipated increase in economic activity from forestry production and harvesting, recreational activity and any increased residential population.

Significant Issues Identified

- Should owners that are struggling to make a living from their landholdings be allowed limited and controlled subdivision of their land?

Proposed Methods:

The way in which City Council services are provided	<i>The Council has a role in promoting community development and fostering the well-being of city residents generally</i>
The way in which other services are provided to the community	<i>Various agencies have a role in fostering new social and economic initiatives within the Makara area, including tourism and recreational activities</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>The Community Board and the Council have a key role in facilitating actions or activities that help to meet, support and enhance the social and economic needs of the Makara community</i>
District Plan Provisions	<i>The purpose of the District Plan is to assist the Council to promote the sustainable management of natural and physical resources in a way, or at a rate, which enables people to provide for their social, economic and cultural well being and for their health and safety. The process of developing this community plan has indicated that the District Plan is seen as facilitating most of the activities that residents believe are appropriate within the area. The Plan requires that 'Non-Rural' activities go through a resource consent process and this was supported by most of the community</i>

Rural Area Objective 13

To foster a safe environment for those living, working and visiting the rural area

Makara Community Response: *The community response was that some general safety issues (apart from road safety) needed to be addressed in the Makara area:*

- *Fire safety generally – several forest fires last summer (2000/2001) raised the issue of the dangers of fire to life and property*
- *Fire safety at Makara Beach (relating to people lighting fires on the beach). Suggestions from the community to improve fire safety included installing a portable fire pump at the beach, and the ex-fishing track being reinstated for emergency services. More signs could also be installed on the beach to make people aware of the rules*
- *Concern over health of children swimming in Makara Estuary where there is very poor water quality (kids have rashes)*
- *Personal safety issues for Makara Beach residents after the Telecom pay phone was removed. Strangers have called on residents late at night to use their phone, which is threatening for some people. Lack of cell phone coverage means people cannot rely on cell phones. Reinstatement of the Telecom pay phone has been requested by beach residents*

Significant Issues Identified

- In times of crisis, the isolation of the community can prove to be an obstacle to effective emergency management

Proposed Methods:

The way in which City Council services are provided	<i>The Council has a duty to ensure the provision of services provides for a safe environment and also that the way in which services are delivered is within health and safety requirements.</i>
Advocacy and facilitation actions by the Community Board and the City Council	<i>Encouraging individuals to act responsibly to improve safety for all is an important role for the Community Board, the Council and other key agencies. Opportunities for more signage with safety warnings for fires, swimming etc will be explored</i>
Individual Responsibility	<i>Individuals have a responsibility to act safely and consider the safety of others in their actions</i>

Rural Area Objective 14: To promote opportunities for the Council and mana whenua to work in partnership on rural issues

Iwi Response: *The area is of high importance for a range of reasons and the relationship is an ongoing one, not just historic. Management of the coast, water and discharges to each are particular issues. Education is a key way in which iwi associations with the area can become more widely known and appreciated.*

WCC Response: *Ongoing consultation and strengthening of the relationship between the Council and its Treaty Partners is integral to the sustainable management of natural and physical resources in this area. It is hoped that, through this ongoing rural community plan process, an overall appreciation for the cultural and spiritual values associated with this area is enhanced and developed further.*

Significant Issues Identified

- Awareness of the cultural context and importance of the Makara area for Maori is relatively low amongst residents and other Wellingtonians

Proposed Methods:

Advocacy and facilitation actions by the Community Board and the City Council	<i>The Council has a role in assisting in the dissemination of knowledge about the cultural importance of this area and in reinforcing its own role as a Treaty Partner in the management of the natural and physical resources of the area</i>
District Plan Provisions	<i>The District Plan currently recognises and provides for sites of significance in this area. The District Plan will be responsive to new information that requires any changes or additions to be made</i>