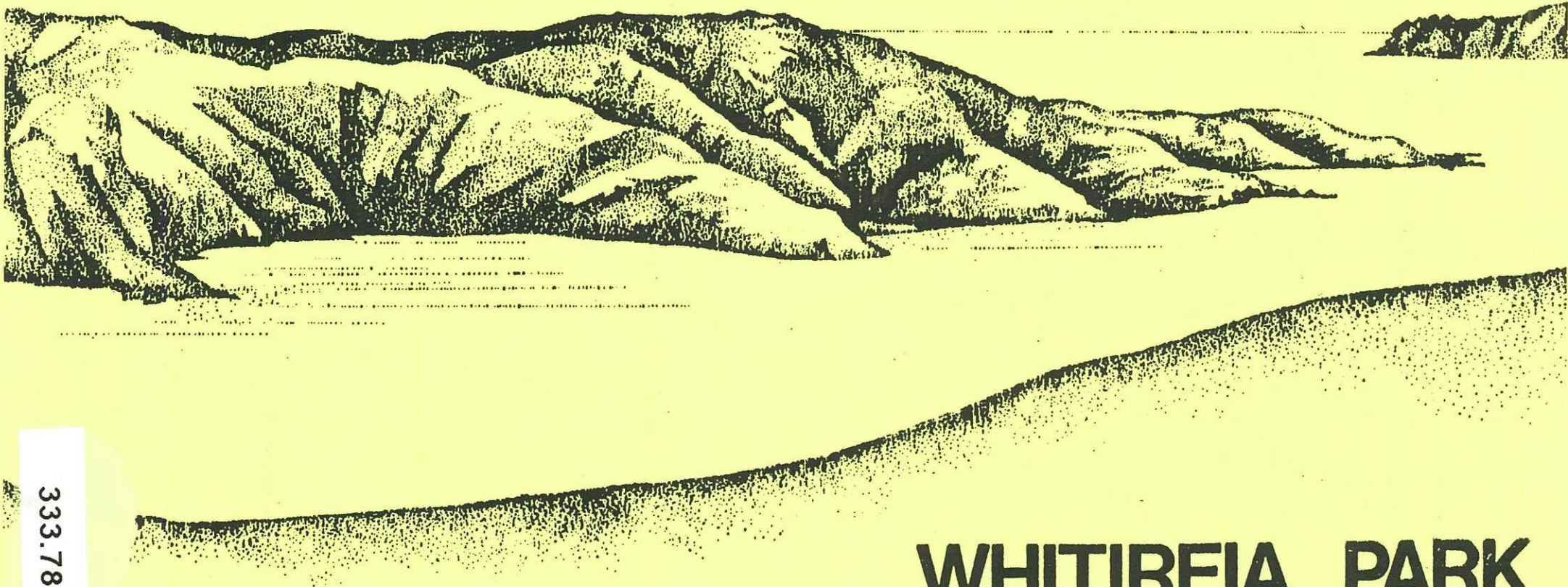


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WHITIREIA PARK Management Plan

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WHITIREIA PARK Management Plan

Prepared for
Whitireia Park Board
by
Department of Lands and Survey
Wellington District Office

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While normal use was made of published reference material - in particular the Wellington Regional Planning Scheme - it is appropriate to acknowledge the papers and reports commissioned specifically for this management plan and undertaken by Mr E.R. Henderson, Regional Planner, Wellington Regional Planning Authority; Mr B.G. Fadgen, Archaeologist, New Zealand Historic Places Trust, Mrs H. Tobin, Planner, JASMaD Group Ltd and Dr T.S. Clarkson, Meteorologist, Meteorological Service. The assistance of Mr Kendall, of B.C.N.Z. and Mr J.W. Macnab, Geography Department, Victoria University and the Conservation honours class of 1977 is acknowledged as is the contributions made by Mesdames Serena White and Githa Pilbrow and Messrs Dave Robinson, Steve Drakeford, Wayne Kimber and Peter McGrath.

CONTENTS

	Page
Preface	5
Terms of Reference	6
Introduction	7
Section 1 : Background Data	9
Maori History	11
Archaeology	12
Geology and Geomorphology	15
Soils	18
Vegetation	19
Climate and Weather	20
Land Tenure and Control	21
Recreation	28
Section 2 : Objectives and Policies	33
Objectives	35
Policies	36
Section 3 : Management Concept	39
Section 4 : Development Proposals	49
References	55

LIST OF ILLUSTRATIONS

	Page
Historic Sites	11
Archaeological Sites	13
Fault Lines	15
Geological Features	16
Northwest Shoreline	17
Agricultural Soils	18
Vegetation	19
Land Tenure and Landscape Character	25
Landform	27
Trip Origins	29
Recreational Use	31
Internal Valley and Coastal Escarpment	42
Park Management Areas	43
Vehicle Access	44
Pedestrian Access	45
Management Concept Plan	47
Roading Costs	52

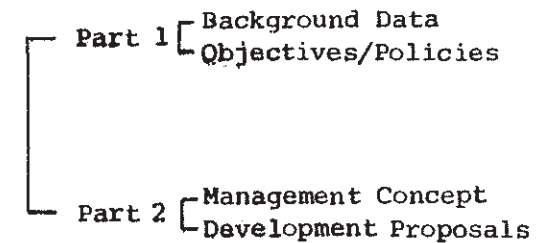
PREFACE

The Management Plan is a comprehensive statement which provides a framework to facilitate the development and management of Whitireia Park. The plan is essentially in two parts.

Based on an analysis of the background information and data part one of the document establishes the long term aims of the reserve's management. These aims are expressed in the form of a written statement of objectives and policies. The management objectives are prescriptive and have legislative stability provided by the Reserves Act 1977. Policies in turn have the function of translating management decisions of the stated objectives. The main feature to the statement of management aims is, therefore, that they do not make decisions for some future time but clarify the intention of reserve management, and ensure continuity through successive Boards.

The second part of the document comprises the management concept and development proposals. The management concept has been developed from the stated objectives. The development proposals are derived from the management concept and represent a design solution to the immediate problem of providing basic facilities in the initial stages of the Park development.

MANAGEMENT PLAN



In attaching detailed development proposals to the management plan it is important that the Board is not misled into thinking that the Management Plan is of value or relevant only in respect of the detailed design solutions.

The Management Plan does not confine itself to the area of the Park but it also develops policies for those areas adjoining the Park which have a direct relationship to it. The plan is intended to be definitive in outline yet flexible enough in detail to allow for changed circumstances, and it will require periodical appraisal over the years.

The Management Plan, therefore sets out the broad objectives for the Park and defines the policies by which these objectives can be achieved; it is a working document providing a continuous guide to decision making and administration and should be the first point of reference when any management decisions are contemplated.

TERMS OF REFERENCE

The brief for this study was confirmed by the Park Board at its inaugural meeting on August 3 1977. The specific terms of reference were:-

To produce a plan to facilitate the establishment of generally informal, passive and extensive recreational use of Whitireia Park while conserving and enhancing the open space and other qualities which contribute to the pleasantness, harmony, and cohesion of the natural environment and preserving the historic, archeological and other features of the Reserve.

The Board further resolved that the following points be given careful consideration by the planning team:

- Function - the appropriate function of this Reserve and the proper degree and type of public use
- Character - the appropriate character of the Reserve

- Use - the appropriate recreational uses for which opportunities should be provided
- Landscape - the use and treatment of the landscape which should be encouraged or discouraged
- Conservation - the land necessary for preservation or recreational use, or required to provide atmosphere or protection for these uses.
- Development - the restrictions on land, buildings, facilities and uses necessary to achieve an appropriate range of use and Reserve character
- Design - the landscape and architectural theme and guidelines suitable for design and development on the Reserve
- Staging - the extent and timing of the different stages of development

INTRODUCTION

The Onepoto Peninsula first came under scrutiny as a potential recreation area in 1972 during the course of the coastal reserves survey by the Department of Lands and Survey. Because of its location, landscape qualities and the scope for a wide range of recreational uses, that report identified the non-urbanised area of the Peninsula as having a high priority for acquisition and management as a regional reserve.

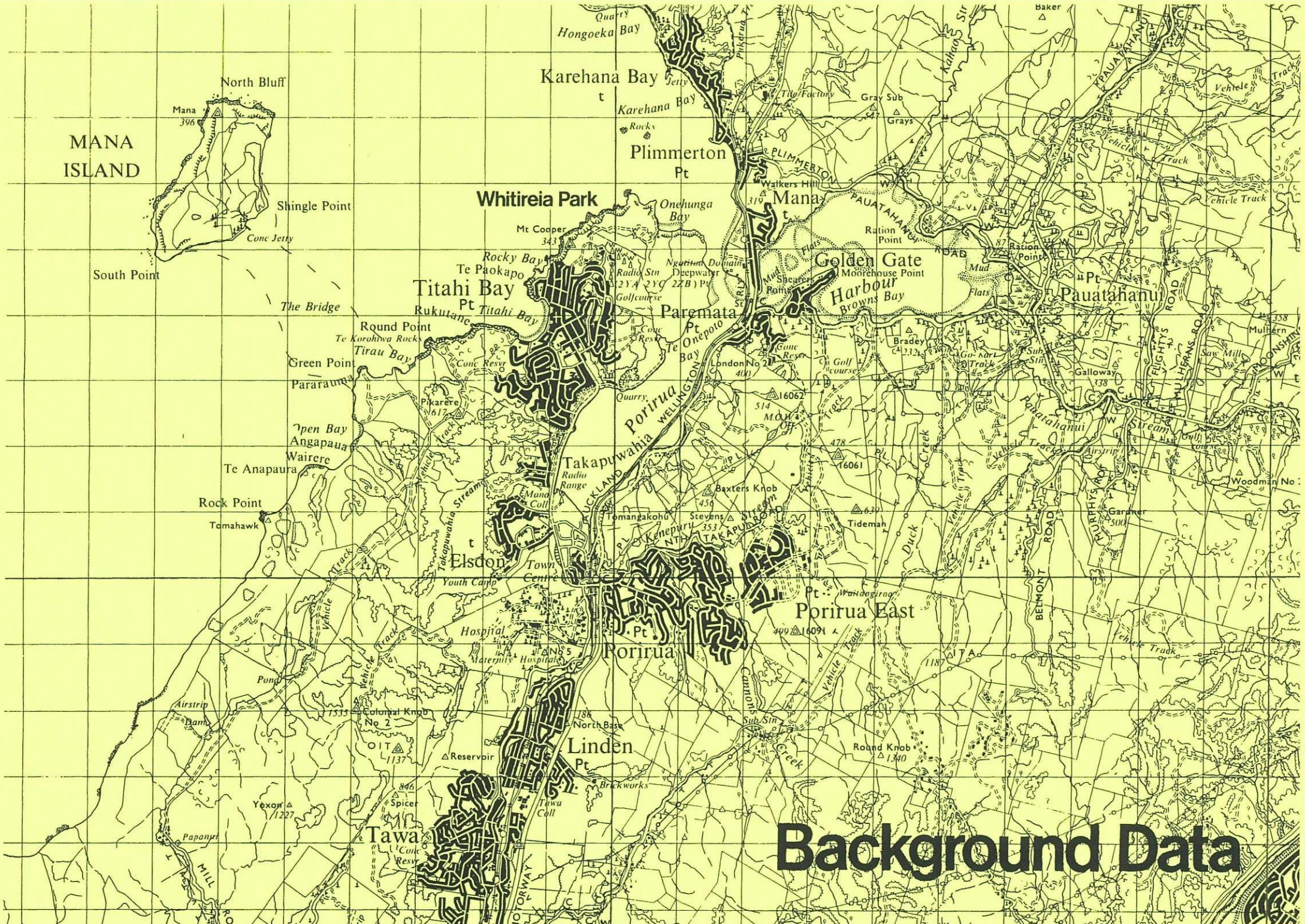
A number of methods whereby the land could be reserved for recreation purposes were investigated in 1973 and 1974 but it was not until the centenary gift from the company of Smith and Smith Ltd. was made, was the Crown able to acquire the 114 hectares of land on the Peninsula. This area is now known as Whitireia Park and is to be preserved in perpetuity as a recreation reserve for the people of New Zealand. The vendor, the Otaki and Porirua Trusts Board required as a condition of sale, that an appropriate area surrounding Onehunga Bay known as the "anchorage" to be set aside and permanently reserved in such a way so as to protect the historical associations of this area

with the Ngatitotoa Tribe. The precise area to be set aside is to be determined by the elders of the Ngatitotoa Tribe now resident at Takapuwahia. The Trust Board also required the four old pa sites on Whitireia to be suitably marked in a permanent manner.

The Deed of Transfer also records the intentions of the Crown to use its best endeavours to bring the land now vested in the Broadcasting Corporations of New Zealand under the administration and control of the Whitireia Park Board. The approach of the planning team to the study of the basic resource has been to consider the open space as an integral unit prior to investigating the alternatives for management control of the Broadcasting Corporation land, adjoining reserves, foreshore, and the offshore rocks.

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MANA ISLAND



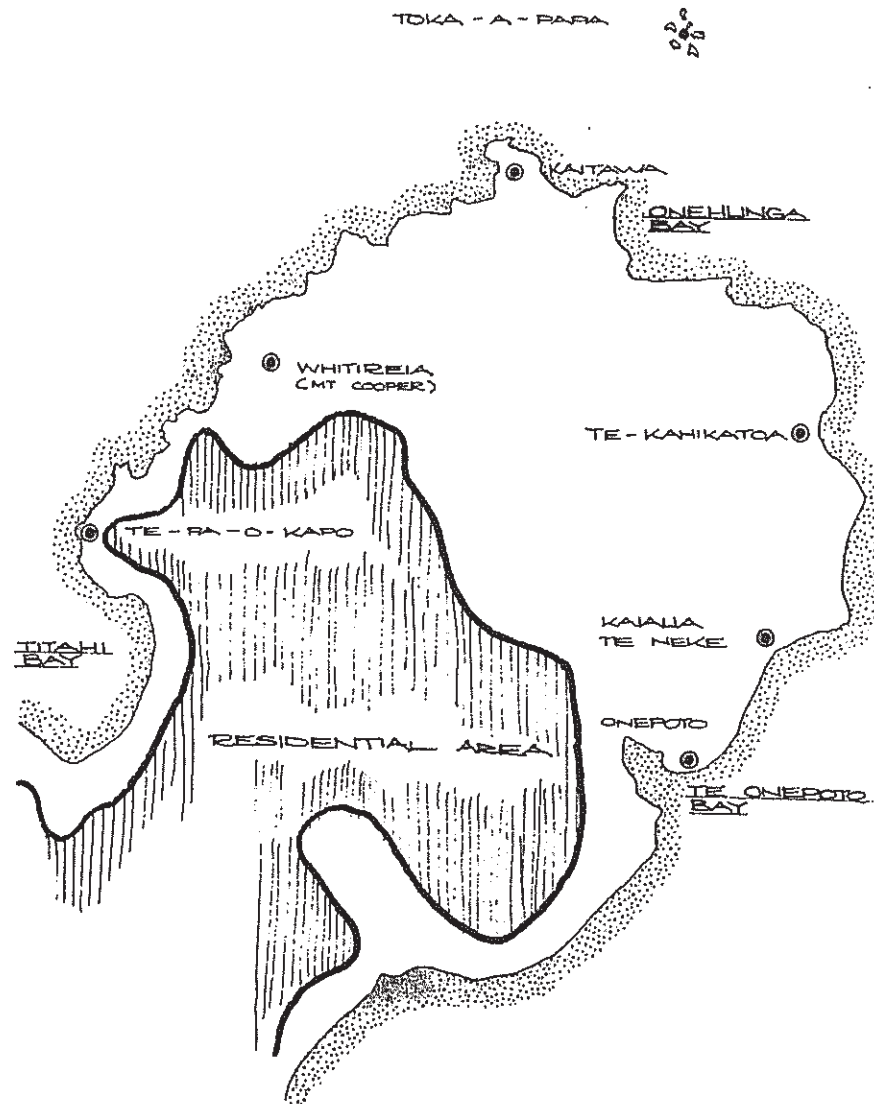
Background Data



MAORI HISTORY

The Porirua Harbour region is rich in Maori history and Whitiareia is a site which has particular significance to the Maori people. In traditional history it is reputed that Kupe landed at Komangarautawhiri, a point just south of Titahi Bay and while his canoe was left unattended it floated away on the outgoing tide only to return on the tide some hours later and come ashore at Onehunga Bay on Whitiareia Peninsula. Kupe was so relieved that he left his anchor stone at Onehunga Bay to mark the spot and it lay there for many years before being taken to Ngati-Toa Domain and later to the National Museum where it is now in safe keeping.

The Ngati Toa trace their ancestry to the Tainui people who migrated from Kawhia down the west coast and settled in the Porirua area, after discovering the coastal and harbour waters to be equally as rich in sea food as their original home. The coastal area directly opposite Mana Island has long been known to the Ngati Toa people as a larder of kaimoana (seafood) and from earliest times through to the present day the Maori people have fished the waters and gathered kina, paua, and kuku along the coast. Cook Strait was known to the Maori people as the sea of Raukawa and is still referred to by that name on the Maraes.



Historic Sites

Although seafoods were plentiful, New Zealand in its natural state was sparsely endowed with edible plants and bracken fern became the chief vegetable food of the Maori. However, kumera was a preferred food and great efforts were made to cultivate it, which in turn lead to considerable modification of the soil and landform. Whitireia was a favourable area for the cultivation of the potato and the northern faces of the coastal fringe show considerable and valued evidence of this activity. Although there is some disagreement on what species of potato was grown there it is more certain that Whitireia was considered a strategic site by Te Rauparaha for commerce with the early Europeans.

The Raukawa Trustees were appointed by the Maori Land Court in 1936, under a special Maori Purposes Endowment Act, and represent the Ngati Raukawa, Ngati-Toa and Atiawa Tribes whose members are concentrated in the area bounded by Cook Strait, the Rangitikei River and the Tararua Range. The Trustees established the Otaki and Porirua Trusts Board in 1943 to finance the education of their people and the revenue from farming at Whitireia and more recently its purchase by the Crown is put to this purpose.

ARCHAEOLOGY

The Historic Places Trust has investigated the archaeology of Whitireia and have recorded 29 sites. Seventeen terrace sites some with up to 20 levels, are identified and these are mostly dug into the loess (wind blown soil) which mantles the underlying greywacke rock. The sites of six midden (food refuse dumps, mostly shells) and five pit sites have been located as well as one pa site, although there are no longer any visible archaeological remains. The report indicates that all the sites identified lie on the seaward side of the main ridge and in loess which is susceptible to erosion and disturbance. In addition to the archaeological sites Maori tradition records four small pa sites and the "anchorage" off Onehunga beach.

It is likely that archaeological sites not yet recorded do exist, probably in deposits of wind blown sand on the coastal platform above high water mark, and on gentle hill slopes. The protection and preservation of sites, places and objects of archaeological and historical interest is an objective of the Wellington Regional Planning Scheme and will be put into effect at Whitireia through the Management Plan.

Archaeological Sites



PA SITE

250m

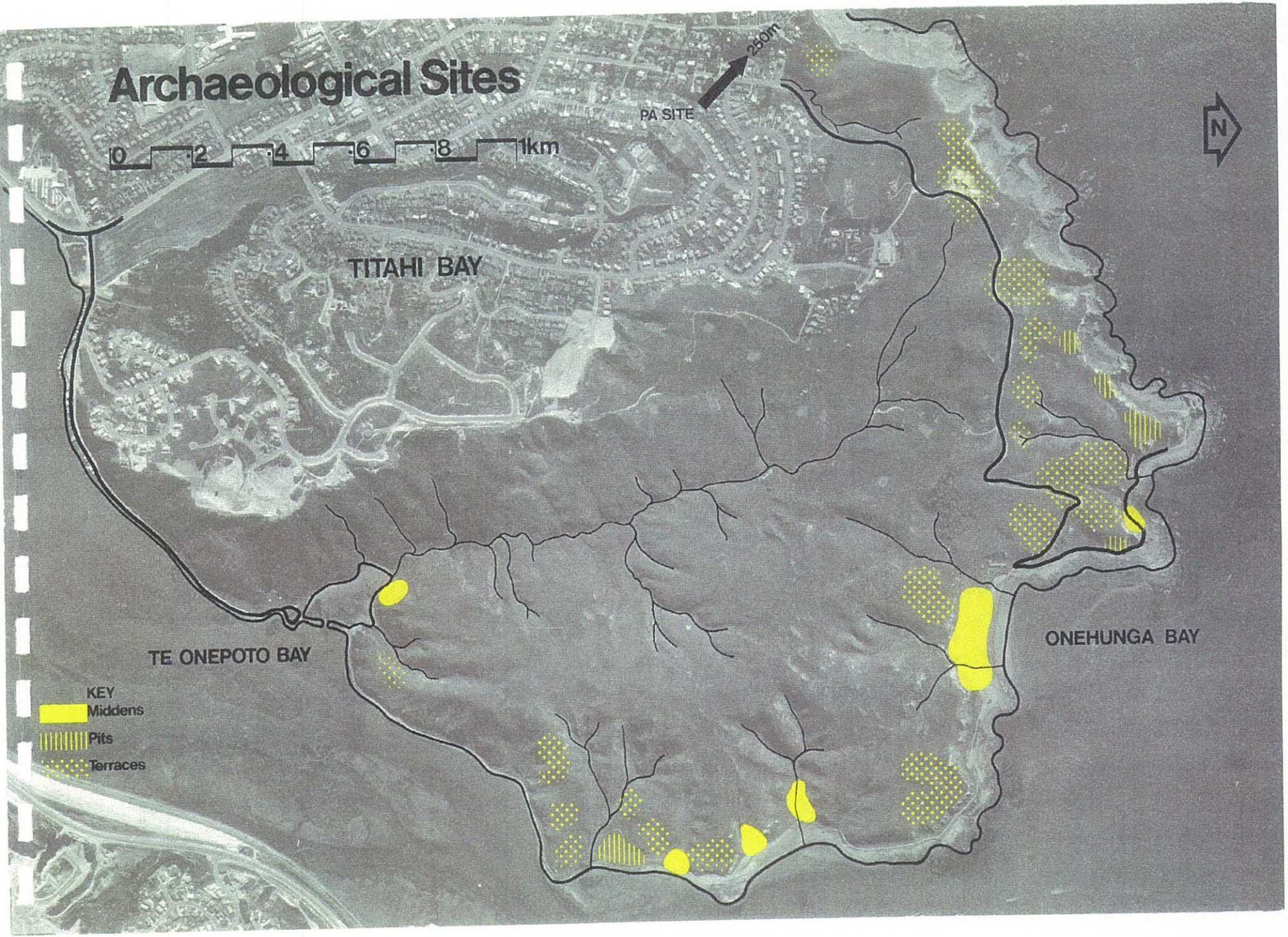


TITAHI BAY

TE ONEPOTO BAY

ONEHUNGA BAY

- KEY
- Middens
 - Pits
 - Terraces



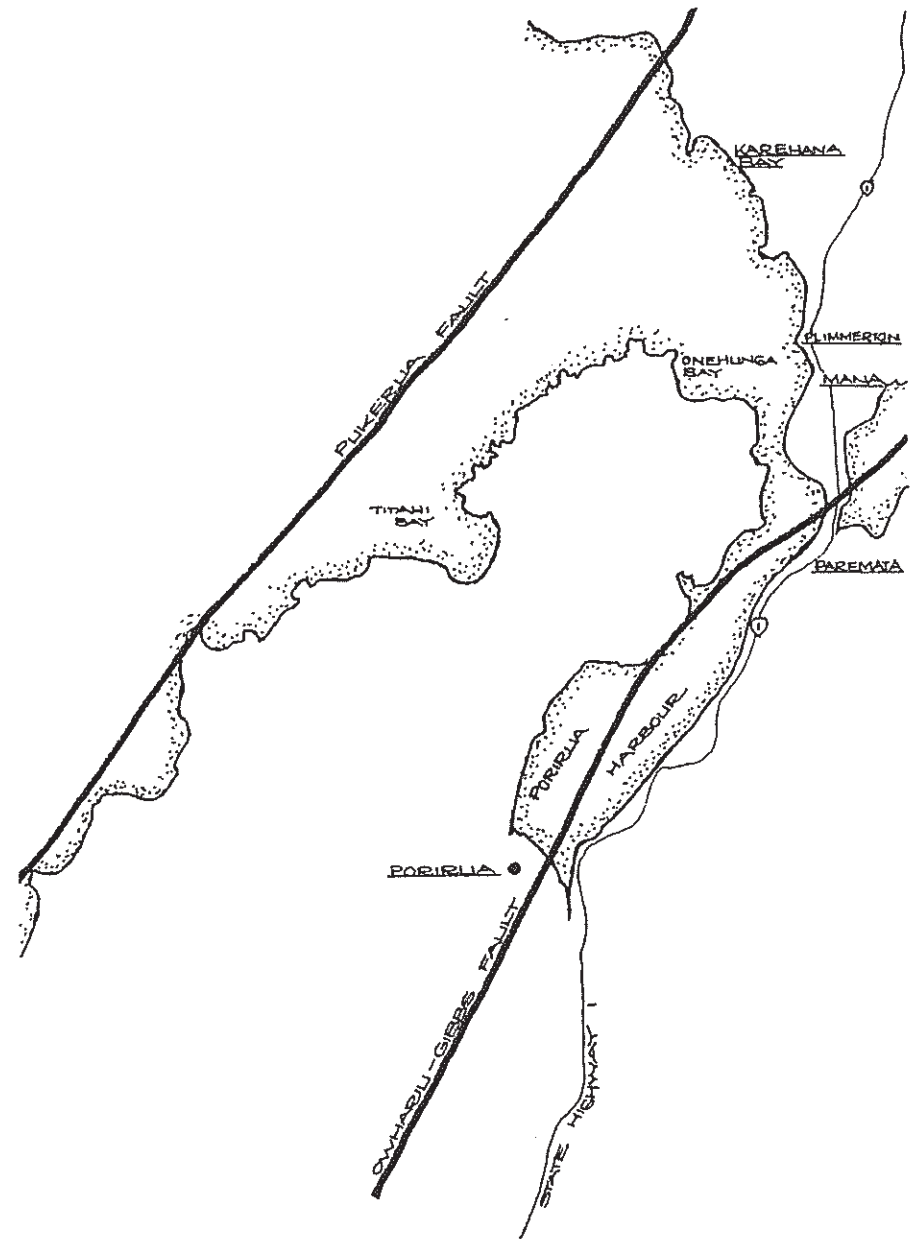


GEOLOGY AND GEOMORPHOLOGY

The sands and silts deposited about 200 million years ago and subsequently elevated and folded, formed the alternating strata of argilites and greywackes which can be seen today. These rocks have been subjected to faulting over the last 20 million years. The main fault traces are considered to be part of the main alpine fault of the South Island. Two major faults which straddle Whitireia are continuations of the Awatere fault in Marlborough and are -

- (a) The Pukerua fault which runs from Oteranga Bay on the coast of Cape Terawhiti to Makara Beach and along the Makara and Titahi coasts.
- (b) The Owariu-Gibbs fault running from near Tongue Point along the south arm of Porirua Harbour and thence along the Waikanae coast.

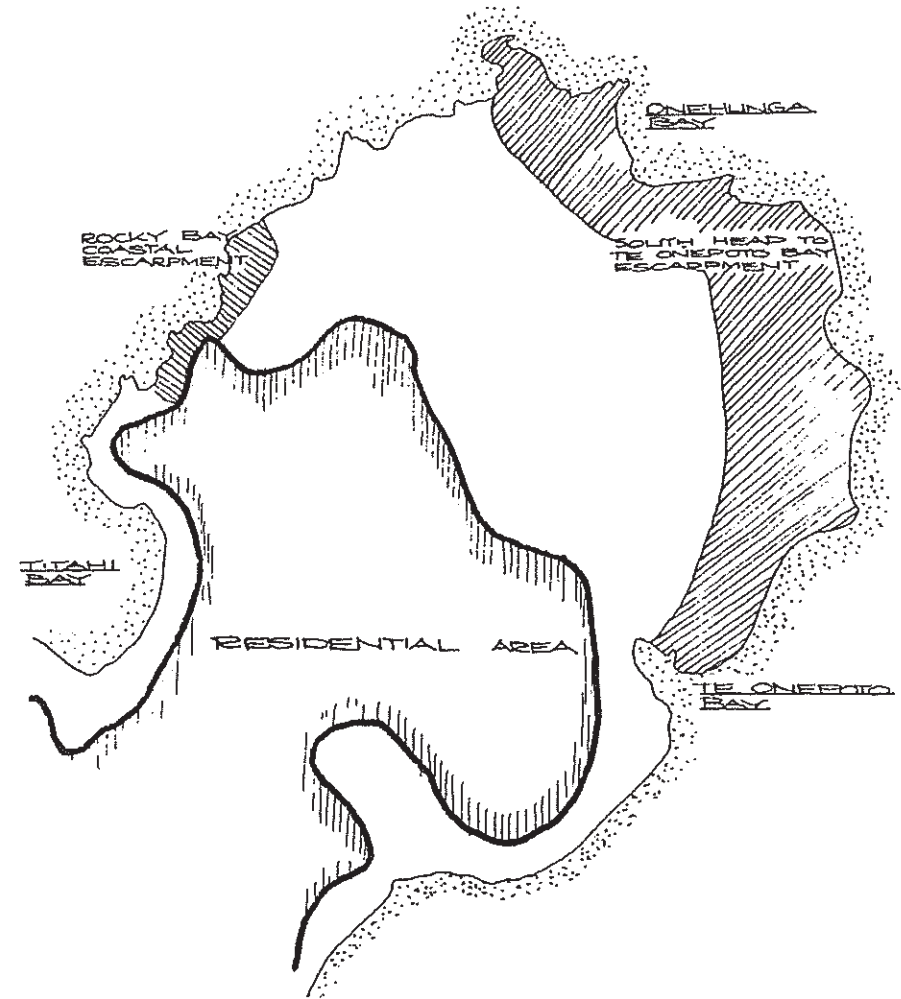
During the last glacial period sea levels were up to 300 feet below that at present and hence the rivers of Porirua, Paremata and Pauatahanui flowed an extra 5-6 miles offshore to the coast. These rivers, therefore, cut channels to the sea level of 10,000 years ago, and the post glacial rise in sea level drowned the valleys until the present coastline was formed some 5,500 years ago. This drowned branching system of valleys is now Porirua Harbour.



Fault Lines

The region is not technically speaking inactive as old beaches are visible 12-15 feet above sea levels and hence over the last 4,500 - 5,500 years the area has uplifted. The earthquake in 1855 resulted in an uplift of 3 feet (relative to mean sea level) and the marsh land of Pauatahanui inlet and Te Onepoto Bay are evidence of this. The raised beaches may be seen between Te Onepoto and South Head on the southern side of the entrance to Porirua Harbour. The hill-valley form of the Peninsula has evolved by erosion of the uplifted blocks.

The Wellington Regional Planning Authority publication 'Geological Features of the Wellington Region' identifies the northern and eastern sectors of the coastal fringe of Whitireia as having geological features of the 'second rank'. A large down-fold in beds of greywacke sandstone and argillite, formed during the mountain building phase in the jurassic and cretaceous periods is visible on the cliffs to the north of Rocky Bay. This locality is at the southwestern extremity of the Park and also has a second ranking in the Wellington Regional Planning Scheme. The ranking indicates the level of management necessary to adequately protect the scientific or educational value of each feature. For the features on Whitireia this is defined in the scheme as conservation but with human use permitted to the extent



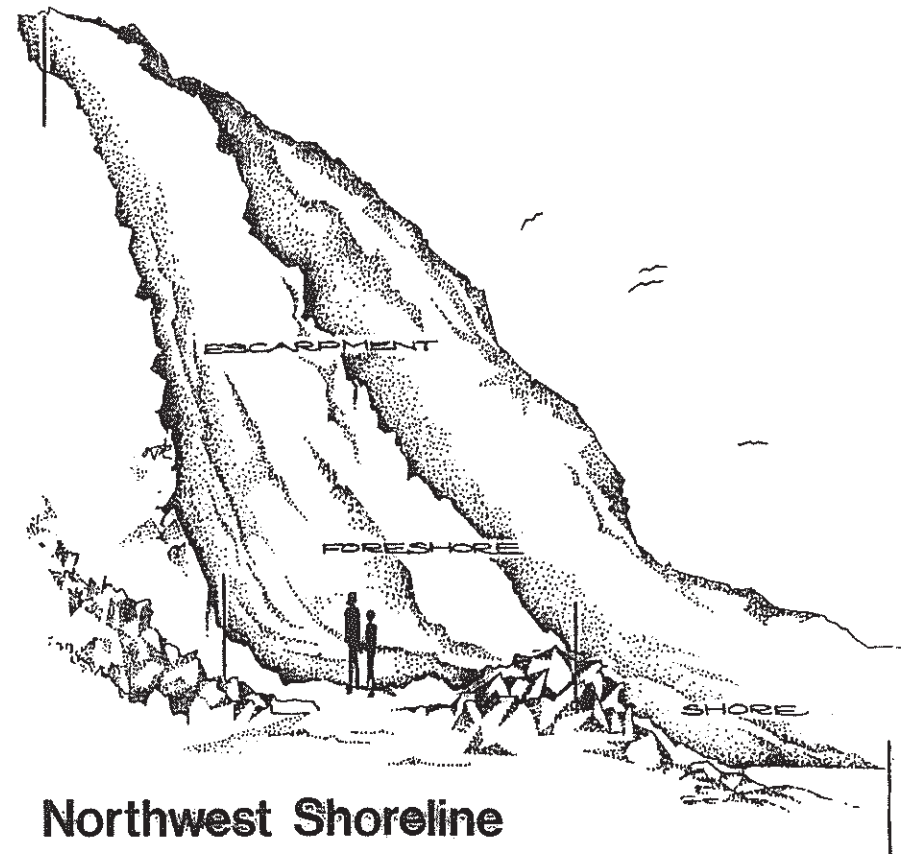
Identified Geological Features of the Wellington Region

WELLINGTON REGIONAL PLANNING AUTHORITY

that the natural character might be modified but not destroyed.

The basic objective of the Wellington Regional Planning Scheme (in this respect) is "To protect and conserve important geological features throughout the Region".

The establishment of Whitiareia Park effectively implements in part the Regional Authority's proposals for reserves along sections of "Coastal Escarpment and Foreshore" of which the rocky western fringe of the Park forms a part. The proposals stem from policies for protection and enhancement of the character and landscape, and to ensure that natural or cultural features of scientific or educational value are retained. These include geological features previously mentioned as well as plant communities and terrestrial or aquatic wildlife populations. The western coastline faces a turbulent stretch of water with considerable surface disturbance produced by the strong prevailing westerly winds. The resultant marine erosion of the comparatively hard rocks has resulted in steep cliffs along much of the shore, with the formation of beaches (predominantly shingle) only where softer or more shattered rocks have allowed a bay to be formed. The 1855 earthquake elevated the whole Wellington Peninsula to expose a strip of rocky shore along much of the coast. This is evident along the western face of the Park in particular.



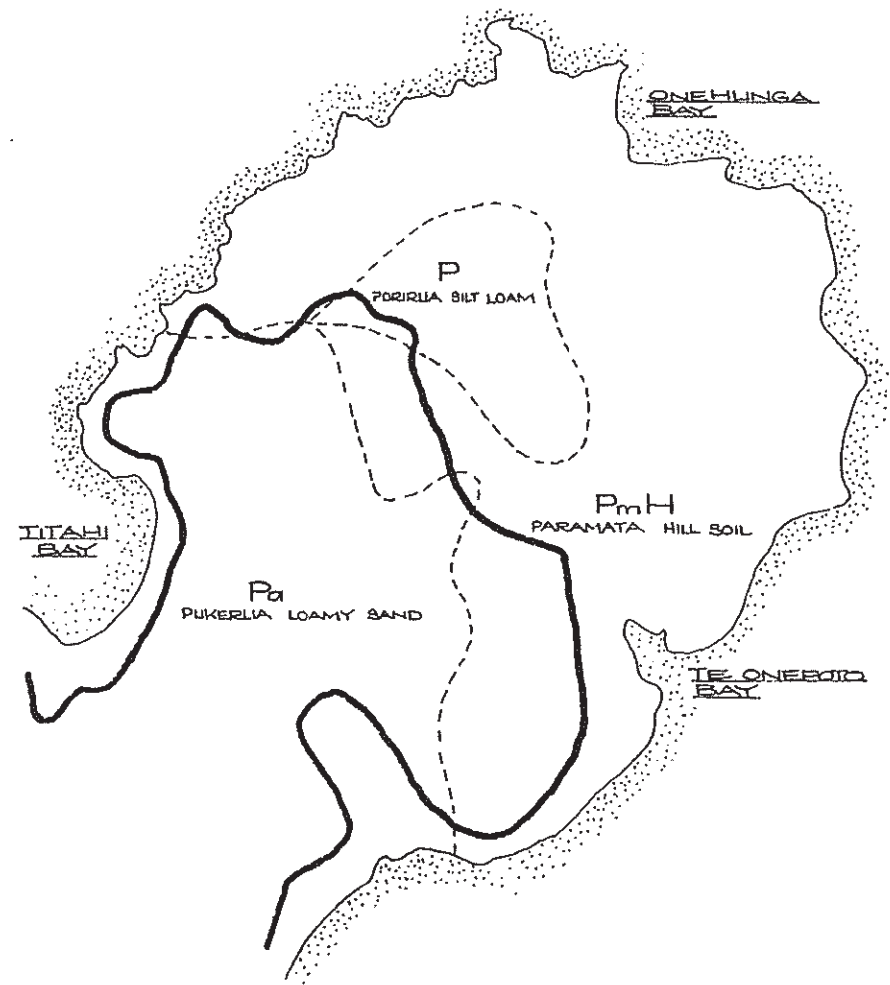
Northwest Shoreline

SOILS

The rocks of the Peninsula were liberally coated with loess, i.e. windborne deposits derived from the old sea coast when an extensive land area was exposed by the lower sea level. This loess has weathered to form an intergrade between Yellow-Grey Earths and Yellow-Brown Earths.

The soils of the site comprise Paramata hill soils (PmH) and Porirua silt loam (P). The Paramata hill soils extend around the coastal escarpment and are found on the rounded ridges and hill slopes. These soils are derived from loess and drift (from weathered greywacke) on greywacke. The soils are moderately well drained and subject to moderate to high erosion, particularly wind and sheet erosion.

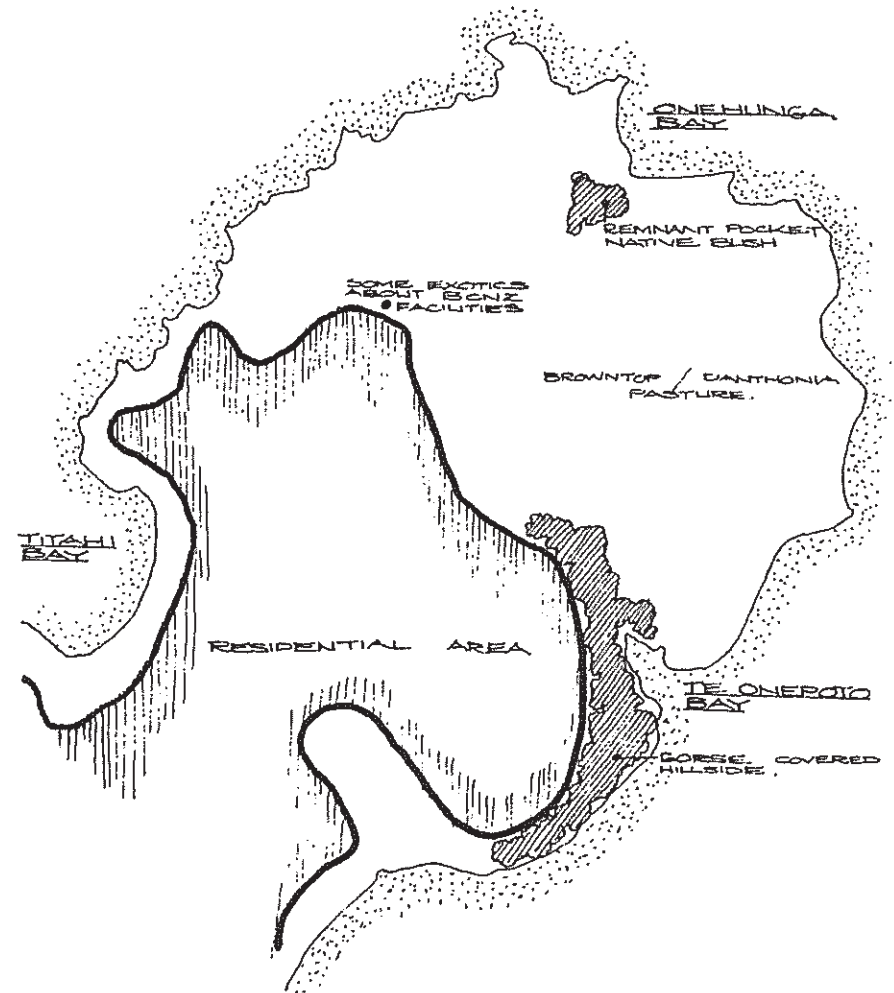
The Porirua silt loam soils occur in an area at the head of the internal valley about the BCNZ installations. These soils are derived from weathered loess, and are poorly drained compared to the Paramata hill soils. The erosion potential of these soils is low. Both soils have a low to medium natural fertility, and are potentially unstable under heavy use particularly on steeper slopes.



Agricultural Soils

VEGETATION

The vegetation of the site is primarily grassland comprising browntop and danthonia with a remnant patch of native bush in a gully above Onehunga Bay. The principle remnant species in the association are karaka, Corynocarpus laevigatus and Kohekohe, Dysoxylon spectabile. The pre-European vegetation of the area was coastal forest. Native shrub species particularly tauhinu occur in drifts along the rocky west coast escarpment and in several local areas above Onehunga Bay. Along the southern boundary of the site there is an extensive area of gorse which not only presents a fire hazard but is a potential seed source. Several exotic tree species, namely Pinus and Eucalyptus are evident within the gorse area. A further woody shrub species which is becoming more evident is the aggressive South African species Osteospermum moniliferum. From a distance the species is easily mistaken for gorse, however, the yellow flower is lighter in colour and on closer inspection the foliage is quite different to gorse. About the estuary at Te Onepoto Bay sea grass and sea rushes are predominant as are several other salt marsh species. Rushes and sedges are also evident in low lying areas and about springs particularly along the the eastern coastal edge.



Vegetation

CLIMATE AND WEATHER

There are several meteorological stations in the vicinity of Whitireia from which a good indication of weather experienced on the Peninsula can be deduced. The BCNZ take daily rainfall readings and report wind from their installation adjacent to the Park. The nearest climatological station is in Porirua where data has been collected since 1968. For a three year period recently a wind survey was carried out at Cliff Point, about 5 kilometres south of Whitireia.

Rainfall

The average annual rainfall at Whitireia is 1019 mm which is somewhat less than coastal stations north or south (e.g. Paraparaumu 1050 mm, Makara 1206 mm). Whitireia is markedly drier than these other stations during the summer months.

Temperature

At Porirua the summer average temperature is 16.6°C and the winter average is 9.0°C with an annual average of 12.9°C (1968-1976). Over the same period for Kelburn the annual average was 12.8°C . These figures have to be considered along with sunshine and wind observations in considering the suitability of the Park for recreational uses. Topographically the park has eastern, northern and western aspects, each of which will give variations in weather experienced during the day as well as providing sheltered areas.

Sunshine

Both Paraparaumu and Kelburn register about 2000 hours of sunshine per annum and although there are no official recorders between these stations local knowledge of the Porirua Harbour area suggests that this area may experience a little more sunshine than either Paraparaumu or Kelburn.

Wind

From 1973 to 1976 a wind survey was made at an exposed cliff-top site (Cliff Point) about 5 kms south of Whitireia with a similar northwest aspect. This site can be likened to the cliff edge close to Whitireia peak (Mt Cooper) where winds are accentuated by compression effects over the top of the cliff. The overall average windspeed measured was 22 knots, predominantly from due north and due south. However this strong wind would not be typical of the whole Park which has been shown by an analysis of winds recorded at the BCNZ installation during 1961-1970. The overall average was 13 knots, not much more than the figure for Kelburn. The range and frequency of wind directions at the BCNZ station were very similar to those measured at Cliff Point with all strong winds coming from north or south with a slight bias of direction towards northwest and southeast in winter. West and east winds occur rarely and only as light winds.

LAND TENURE AND CONTROL

The open space of Whitireia Peninsula is held in two separate ownerships, along with an area of reserve originally vested by the Crown in the Porirua City Corporation but recently relinquished for inclusion into Whitireia Park. For the purpose of the Management Plan the three land areas have been considered as an integral landscape unit of some 181 hectares. The individual areas are -

Whitireia block -	114 hectares
BCNZ block -	53 hectares
Porirua City Reserve -	14 hectares

The Porirua City Reserve adjoins Te Onepoto Bay and Porirua Harbour, and forms part of the southern catchment of Te Onepoto Stream. At present this area is undeveloped and gorse covered but along with the land to the north of the bay and westwards up the stream valley, it forms a distinct landscape identity area. It is, therefore, a valuable addition to the Park and forms a useful management unit.

The Broadcasting Council is prepared to lease 46 hectares of its 53 hectares of land to the Park Board for recreation purposes, subject to certain safeguards to protect the Broadcasting installations, buildings, and other fenced off areas. At present a lease is being drawn up between the BCNZ and the Crown. The officers of the Broadcasting Corporation have been advised of the Management Plan and agree with it in principle. Further

liaison with their engineering department will be necessary to further advance aspects of the plan.

Consideration has been given to the control and management of the foreshore and offshore rocks, and the policies of the Porirua Harbour Authority in this respect are embodied in the Porirua Harbour Management Plan. That report has as its terms of reference, a joint resolution of the Porirua City Council, Hutt County Council and Porirua Harbour Authority (1972) to the effect "that the Harbour and land periphery be considered in an overall structure plan". The shoreline area of the harbour is considered in as much detail as the water area and consequently Whitireia Peninsula and the proposed Park concept are recognised as important to the Porirua Harbour as a whole. The recommendations of that report are parallel to the concepts proposed in this Management Plan and this mutual support suggests there would be considerable management advantage for the Park Board and the Porirua Harbour Authority by the establishment of procedures, liaison and particularly for the sharing of information, thus, ensuring compatible management of adjoining areas. Such a coordinating arrangement should facilitate effective consideration of historical associations of the offshore rocks to the Maori and Whitireia Peninsula.

Titahi Bay Golf Club

The Club was reformed on its present site in 1958 after originally occupying land in the centre of Titahi Bay which was taken over for a military base during the second world war and subsequently developed for residential purposes. Despite the difficult terrain, a B grade course, generally ranked as good as most other B grade clubs, has been developed mostly by voluntary and part-time labour although a full time green keeper is now employed. The Club House facilities while not impressive are functional and adequate for the purpose.

The Titahi Bay Golf Club serves the needs of the community in the Porirua Basin and provides the only facilities for golf in this area. According to the Club the present site is the only known available land in the basin for golf and although the present course is not of A grade standard there is no option but to maintain and develop it to an acceptable standard. Membership of the club at present is drawn from all the social and ethnic groups in the community and is also open to casual golfers and the public generally on a green fee basis.

The following points were raised by the Golf Club in a submission made to the Park Board -

1. That the Titahi Golf Club should continue to exist and provide golfing facilities on its present site for Porirua Basin Community.
2. That the land occupied by the Golf Club should be farmed in a manner complementary to the Club's activities.
3. That the Club should be granted the grazing rights to the land, if they become available on terms and conditions suitable to both the Board and the Club.
4. That sufficient land should be set aside to eventually provide an eighteen hole golf course to provide for the future needs of the community.

At its meeting on October 17 1977, the Park Board resolved that it could give the Golf Club an assurance of its existing use as noted in point one raised by the Golf Club. The Board considered that it was not far enough advanced in its planning to agree to the further points, however, the Board stated that it did not agree to point 3 which suggested that the Golf Club should take over the grazing rights of the land. Regarding point 4, the Board considered that any golf course expansion contemplated could only occur within the internal valley system as defined in the Management Plan.

Farming

Mr L.W. Iggulden at present holds the grazing lease of the 114 hectares of Whitireia Park as well as 46 hectares of Broadcasting Corporation land. From the farming point of view, the two areas are considered as one entity. The natural fertility level of the Paramata hill soils and the Porirua silt loam is low to medium, and this has not been improved significantly through topdressing practices. The contour of the country is easy to rolling but falling steeply into the sea. The easiest contour is situated within the BCNZ area. The land carries only a poor to fair quality pasture mainly of native species comprising brown top and danthonia. This is a reflection of past topdressing practices. Isolated patches of gorse and blackberry are present in the outlying areas with most of the gorse on the urban fringe. Fencing subdivision is virtually non-existent with only one separate paddock containing the golf course and the bulk of the BCNZ land. Stock water is a major problem particularly during the normal summer dry period.

The Park Board has accepted the principle that farming operations on both the Park and the BCNZ areas will be primarily to -

1. Preserve the landscape values by keeping the vegetation under control.
2. Reduce the risk of fire in the grassland areas during the summer period.

3. Continue to provide a source of revenue to the Board from grazing fees or rental.

The current management of both stock and pasture is based on a grazing regime where farming as such is not possible because of the absence of subdivisional fencing. All the basic husbandary practices are ignored but in spite of this the carrying capacity of nine stock units per hectare is quite acceptable.

There is no doubt that with a planned and properly integrated farm development programme the carrying capacity could be improved to, say, 12 su/ha but this would require considerable input of capital through topdressing, oversowing, subdivisional fencing, water supply and improved stock handling facilities. This approach would be in conflict with recreational development and use of the Park.

The grazing of the land will remain secondary to the present and future recreational activity however, development of these activities will be integrated to minimise adverse effects on recreational activity and farming operations. Some development of the area should be encouraged to improve the stock performance and carrying capacity and it will be possible to topdress and oversow without conflict with other values or uses. No attempt, however, should be made to initiate an intensive farm development programme.

Landscape Character

Whitireia Peninsula is generally seen as a prominent piece of pastured landform defining the entry to Porirua Harbour. The visual significance of this Peninsula landform is primarily lineal and contained within a relatively narrow band between the sea and the top of the coastal escarpment.

Within the coastal edge the landscape character changes dramatically from the slender fingered slopes extending into Porirua Harbour, to the steep and rugged rocky shoreline of the west coast.

The area of the park extending from Te Onepoto Bay to Rocky Bay provides the basis of the visual character and recreational opportunity of Whitireia Park. The visual quality of the coastal edge is high and the landscape character and opportunities for recreation varied. The coastal escarpment is rich with archaeological sites many of which are readily apparent. In terms of landscape character and recreational opportunity the coastal edge can be divided into the following three landscape identity areas

1. Rocky coastline
2. Sandy beaches
3. Stoney shoreline.

The rocky coastal edge extends from Rocky Bay around to Onehunga Bay. Most of this coastline is suitable for hiking and rock climbing and it contains some of the most spectacular coastal landscapes of the region. From the top excellent views out over to Mana Island and the Marlborough Sounds are possible. Of all the coastal areas of the Park this area is the only strip of coast where one is visually out of context with the urban background. Other than by steep climbs access is possible only along the foreshore.

Onehunga Bay with a sunny north aspect is located mid-way around the coastal edge of the Park and as such it acts as a transition area between the two contrasting coastal areas. The Onehunga Bay area combines many of the landscape qualities of Whitireia Park and because of its location, landscape setting, aspect and ease of access it forms the focal point of the site.

The stoney shoreline which begins from the southernmost sandy beach at the Porirua Harbour entrance extends on around past the estuary to the boat sheds near Te Onepoto Park. The potential for recreation other than walking and fishing is limited compared to the opportunities in other areas of the park.

Land Tenure and Landscape Character

0 0.2 0.4 0.6 0.8 1km



TITAHI BAY

BCNZ FACILITIES

TITAHI BAY
GOLF CLUB

GORSE

TE ONEPOTO BAY

GRASSLAND

ONEHUNGA BAY

KEY

Whitireia Park

Broadcasting Land

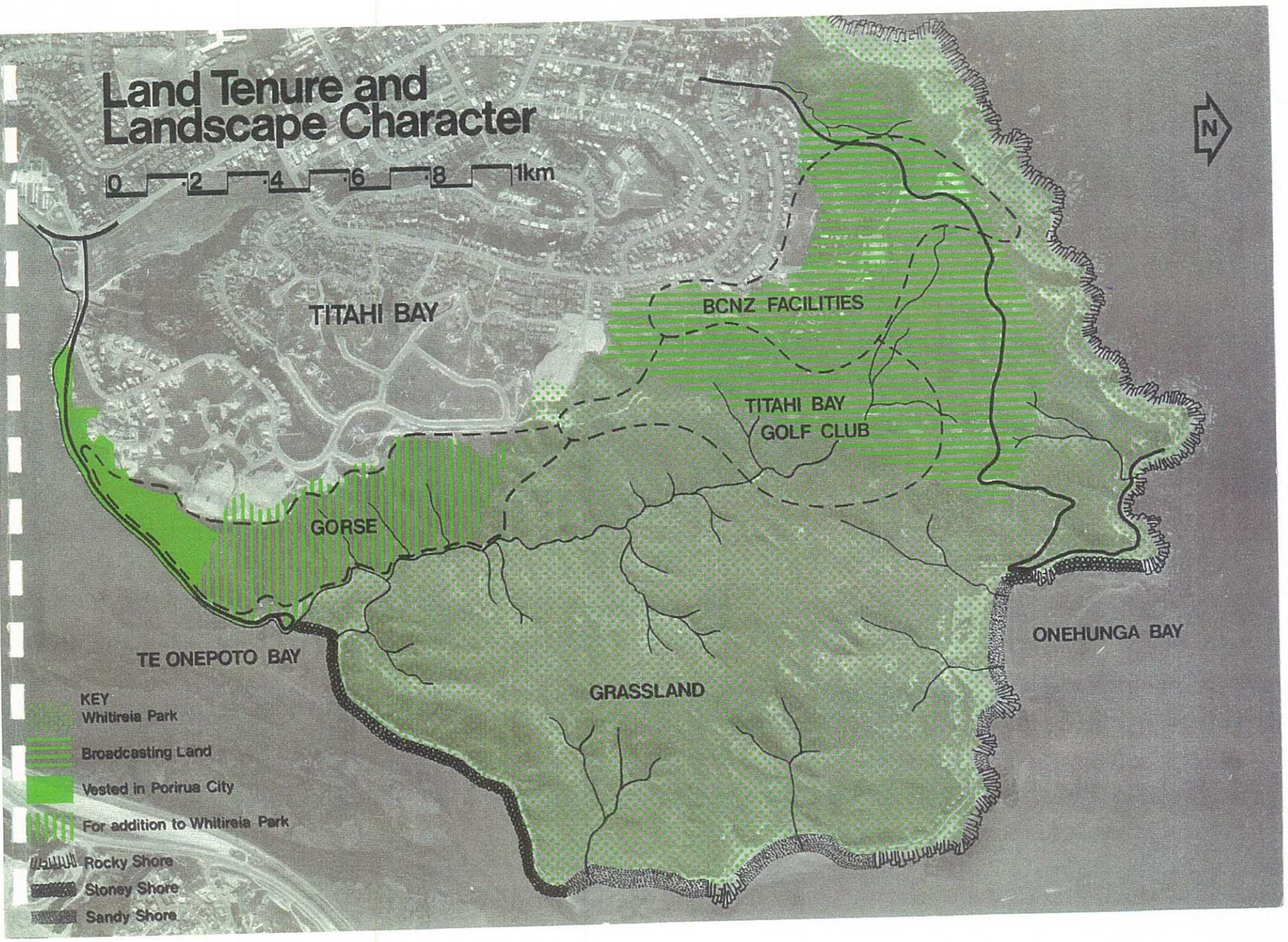
Vested in Porirua City

For addition to Whitireia Park

Rocky Shore

Stoney Shore

Sandy Shore

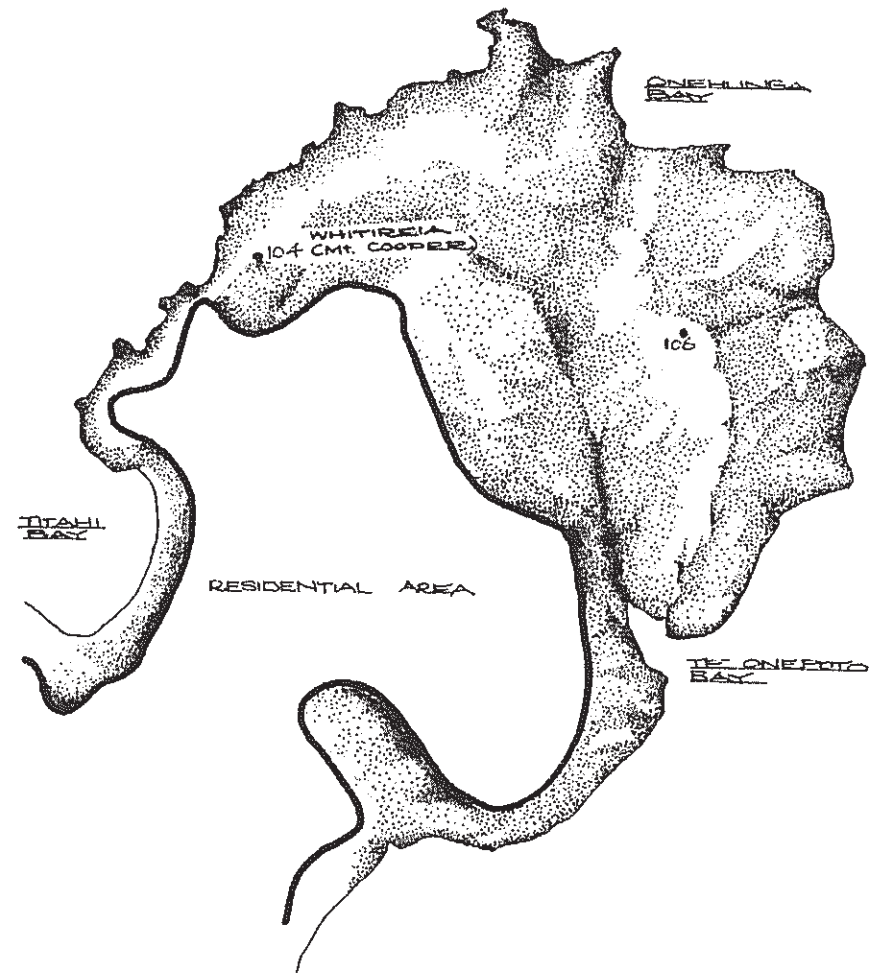


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The topographic feature of Whitireia Park is the internal valley which extends north from Te Onepoto Bay. In the vicinity of the BCNZ boundary the floor of the valley divides into a 'Y' shape with one arm extending towards Onehunga Bay and the other around to the north of the main BCNZ installation from where it extends west of the access road into the site, and southwards towards Titahi Bay. This valley dissection of the Peninsula is quite apparent from many points within the Park and more particularly from outside locations to the east and to the north.

The landscape areas formed by the dissection of the valley system are, however, not as dominant as the coastal land form of the Peninsula. In terms of views, recreational use and access the coastal edge offers considerably more potential for use than the internal valley system. Whitireia Park is a prominent landform and of considerable visual amenity to the sub-region, and particularly to the urban developments on the eastern side of Porirua Harbour. It is also visible from many parts of State Highway 1 between Tawa and Pukerua Bay.

The high points of the Park occur on the headland to the south and above Onehunga Bay which rises to 106 metres and at Whitireia (Mt Cooper), which rises to 104 metres on the west coast escarpment. Both of these landforms are prominent landscape features of Whitireia Peninsula. The high ratio aerials are visible as they tower above these high points, however, they are not obtrusive and appear as further landscape features in the Park setting.



Landform

RECREATION

Regional

Although the Wellington Regional Planning Scheme does not specifically recognise Whitireia Peninsula as a feature in the regional context it does identify those aspects of importance as they relate to the Peninsula particularly with regard to conservation and recreation policies. Those items considered important are:

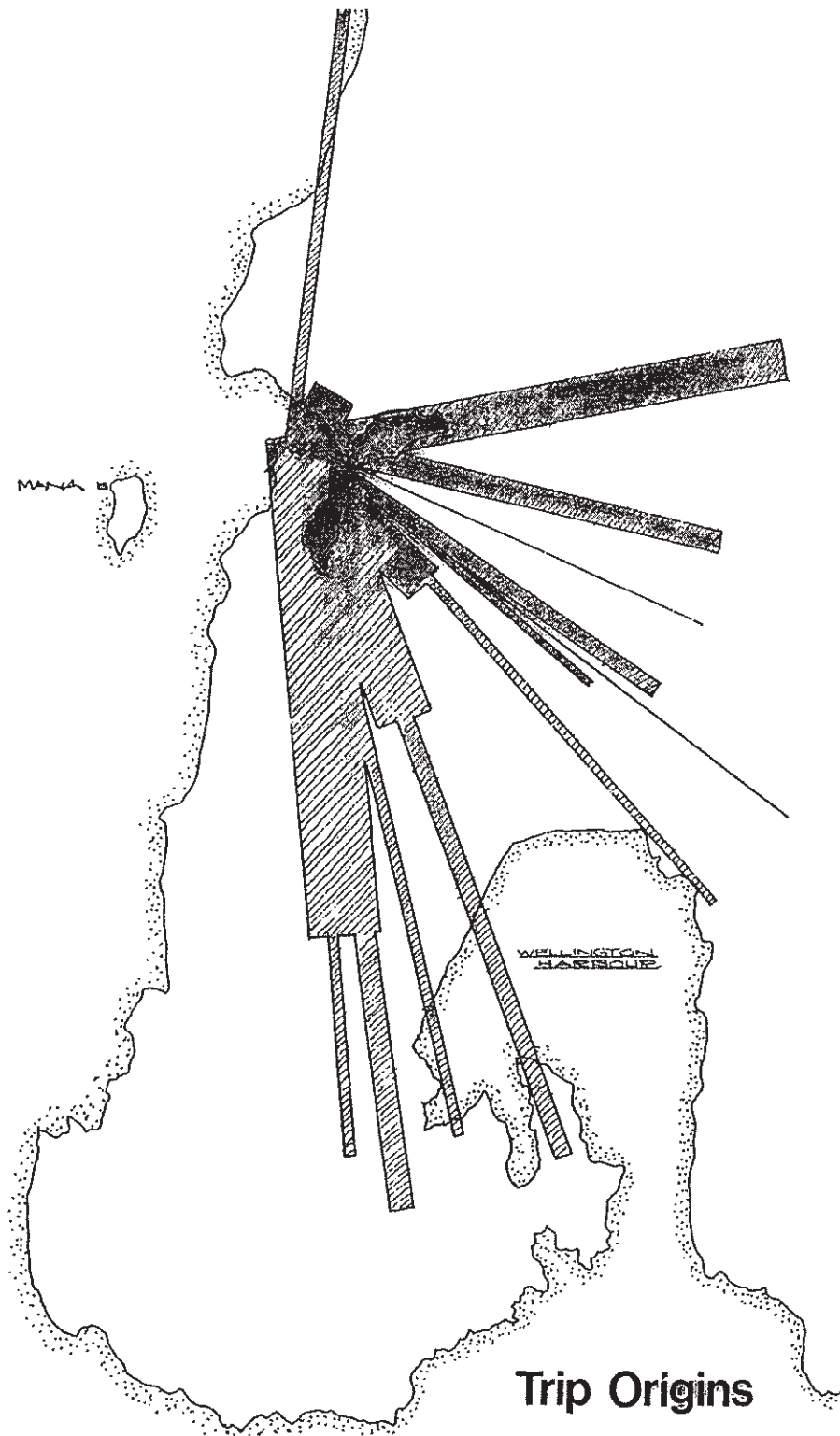
- Cultural features
- Geological features
- Coastal escarpment
- Porirua Harbour

In addition to the above the Regional Scheme seeks to protect small areas throughout the region of high natural value which are conducive to picnicking, it seeks to ensure that all beaches are available for public use and enjoyment and that adequate opportunities are made available for walking and rambling close to urban developments.

Porirua Harbour is discussed in the scheme both as a regional harbour as well as in relation to regional recreation facilities, wildlife and ecologically important areas. It is stated that the harbour "combines with the backdrop of hills to create an area of unusual scenic beauty." This refers particularly to the south-east escarpment of the Peninsula. The planning scheme does recognise the geological and archaeological features of importance on the Peninsula as well as the

significance and high intensity use of the coastal escarpment north of Titahi Bay. It is considered that the relationship of Whitireia to other parks and reserves in the region by distribution, scale, function, values and recreational potential or opportunity places the Park in a regional to sub-regional context.

From the study, "Participation, Attitudes and Aspirations in Regional Recreation" undertaken in 1973, during which 1,500 households across the region were surveyed, the Regional Planning Authority found that the order of priority of current activity on this particular piece of coast was trips and picnics to the beach, swimming, boating and water skiing, fishing and driving for pleasure. It was also found that regionally the areas of greatest coastal use are Paraparaumu and Wellington Harbour. Next in importance are the Wellington south coast and the Whitireia coast/Porirua Harbour. In other words, the importance of this coastal area to the Wellington region is of secondary value after Paraparaumu and Wellington Harbour, however, it is by no means unimportant. From the sub-regional viewpoint particularly with reference to trip origins, also derived from the recreation study, it is evident that the whole Porirua Basin, including Plimmerton, Pukerua Bay, Tawa and back as far as Johnsonville, rely on the Porirua Harbour and coast as its number one recreation facility; this tends to confirm the sub-regional importance of Whitireia Park.



Local

The Porirua City District Planning Scheme shows a rural zoning for the open space of Whitireia Peninsula with a "Broadcasting" designation over the BCNZ land. There is little discussion in the existing (July 1967) District Scheme, of growth and development policies for Porirua City, but it is noted that the Titahi Bay area in 1976 had a population of some 7,500 people which was a 10% increase over the preceding five year period. The total city population increased by some 18% to 42,760 during the same period.

The scheme documents do not detail the existing and proposed open space provisions for the city, but a total of 80 hectares for active recreation and 280 hectares for passive recreation would indicate a generous estimate of open space for the city area, for a population of 50,000 to be reached by 1984. Examination of planning maps indicates a satisfactory distribution of existing reserves in Porirua City. A report independent of this study concludes that Whitireia Park will occupy a unique function and situation in Porirua City, and its development is seen as not particularly related to the provision or otherwise of reserve recreation areas in other parts of Porirua. Again confirming the regional/sub-regional importance of Whitireia Park.

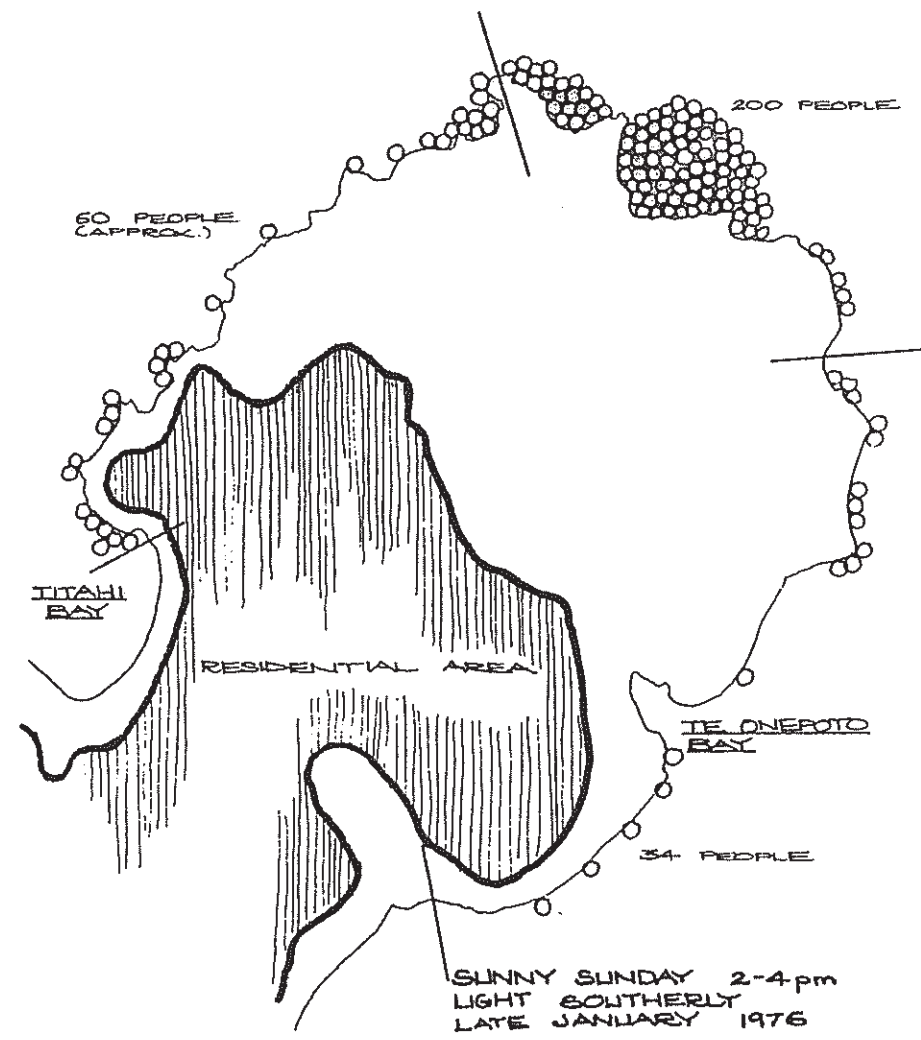
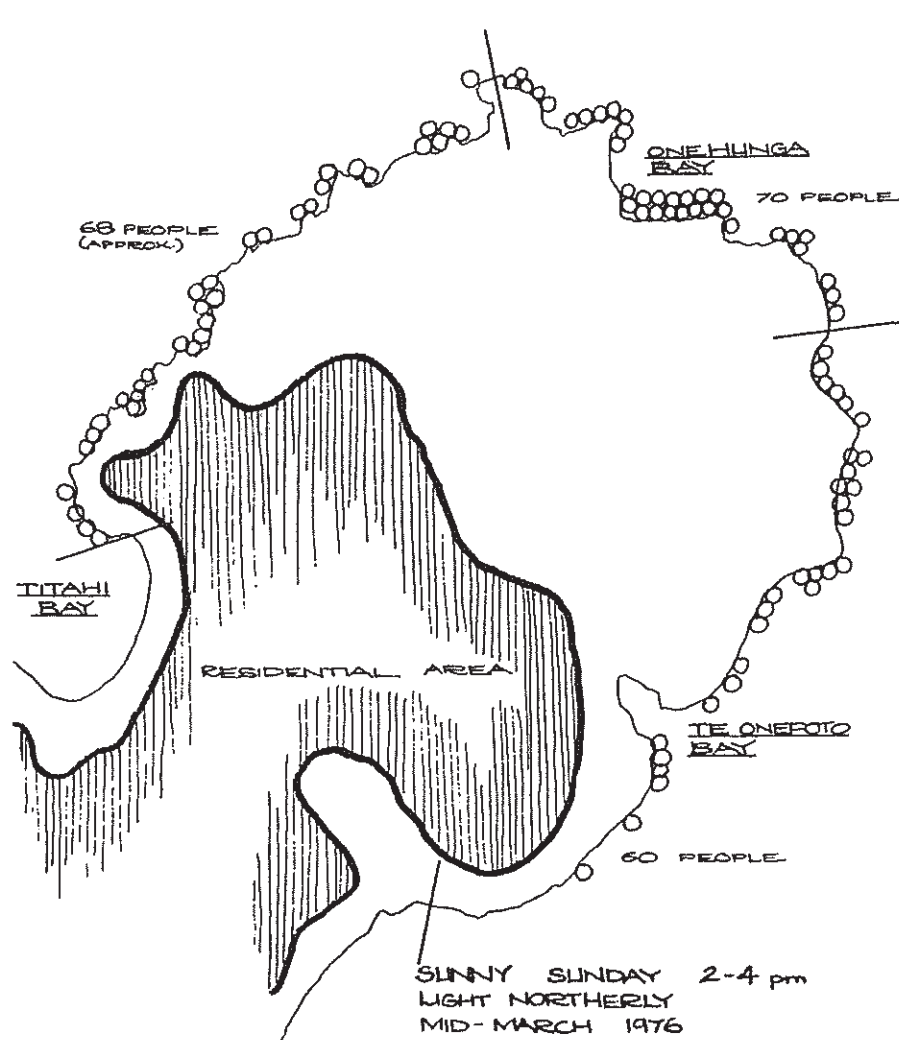
Use

To date the public have not been encouraged to use the area and signs at the Thornley Street entrance say to keep out of the Broadcasting area, however, access has not been prohibited and a certain amount of semi-organised and informal use has developed. While the golf course is the only formal organised recreational use of the land at present, there are a number of less formal and less organised uses of the area. In particular, rock climbing is practised on the western cliffs beneath Whitireia (Mt Cooper) and is probably the most organised of these activities. The area and climbs here are recognised by the NZ Alpine Club. Other activities noted on the Peninsula include: hang-gliding, trail bike riding, model aircraft flying, fishing diving and swimming, as well as walking, picnicking and general fossicking along the shoreline. The area is also used as a training ground for civil defence and related needs in the region. At present there are no special facilities provided for any of these activities.

The likely demand for recreational use of the park is difficult to estimate, but the area is highly visible to the total population of Wellington when travelling on main highways as well as from the adjoining suburbs. Once Whitireia Park is known to exist and open to the public use demands can be expected from outside the immediate Titahi Bay area.

During the summer of 1976 the Wellington Regional Planning Authority undertook a survey of the recreational use being made of the coastal areas of the region. The plans on the accompanying page illustrate the recreation use made of the Whitireia Peninsula. It is of interest to note that in 1976 the summer was poor and that this no doubt had an effect on recreational patterns. More significantly the area was not open to the public as a park, however, as the illustrations show, considerable use of the area has and is being made of the Whitireia Coast. In the WRPA study Whitireia Peninsula was one of the areas receiving the highest intensity of use by people of all ages and more particularly by people in family groups. The feature of the area in this regard is undoubtedly its location coupled with the relative ease of access to the waters edge and the varied and interesting coastal landscapes.

In November 1977 the Porirua Harbour Authority completed its Management Plan for the Porirua Harbour. The recommendations in this study support the concept of public access and use of Whitireia Peninsula. The report also identifies the significance of the Peninsula in terms of its sub-regional open space context and particularly its overall significance in relation to the two arms of Porirua Harbour.



Recreational Use

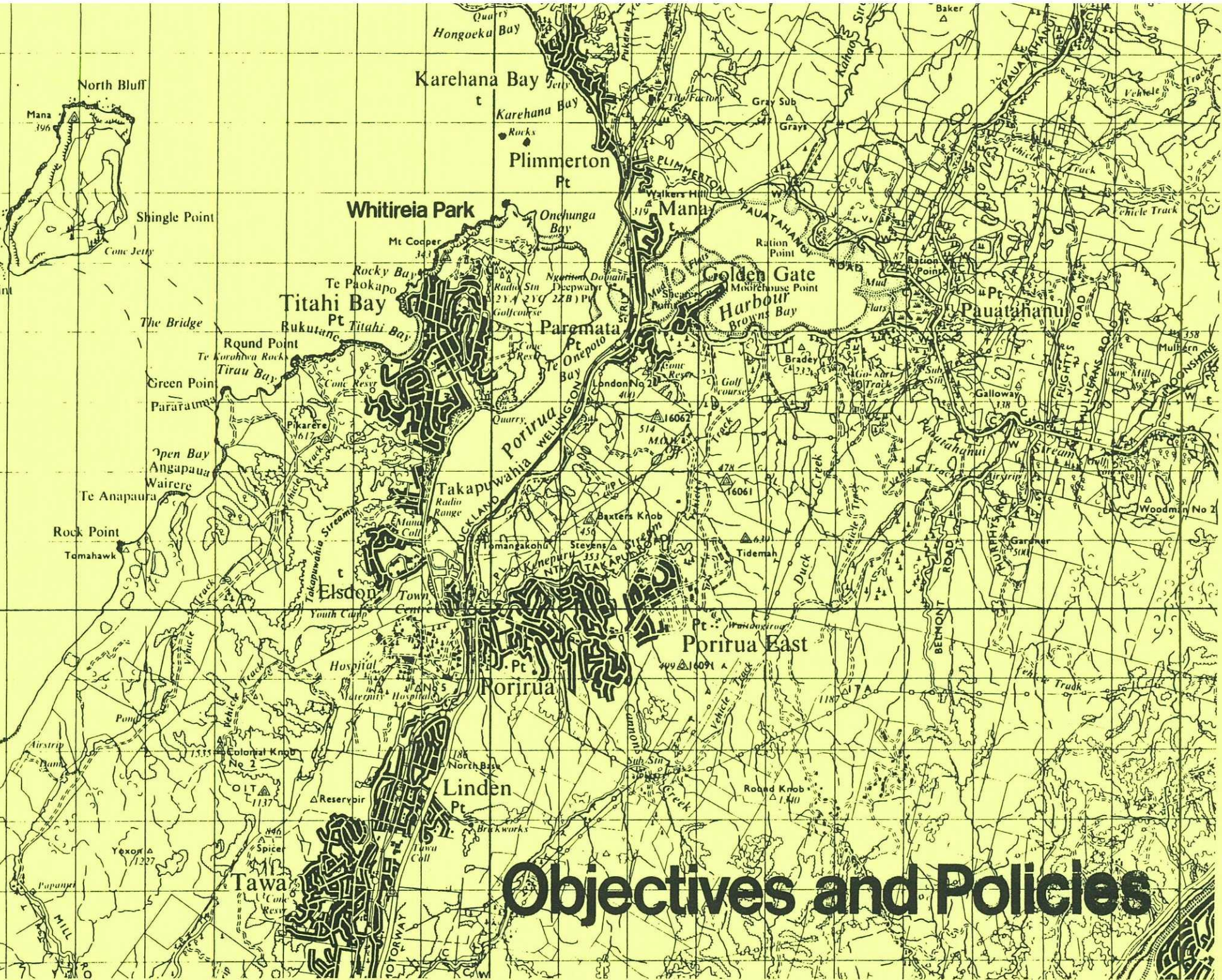
WELLINGTON REGIONAL PLANNING AUTHORITY

The nature and character of Whitireia Park is such that it is well suited to cater for "unorganised" pursuits, in other words, activities where people "do their own thing". In the context of this plan organised recreation means clubs or interest groups, sports usually played on particular places such as courts, playing fields, club houses and so on and unorganised recreation is those activities usually but not entirely carried out by individuals and most often without relying on special equipment being in a particular place on the ground. The danger in many planned developments is that the organised recreational groups are provided for to the detriment of the unorganised activities which are not represented to managing authorities. There is a wide variety of activities for example, archery, clay bird shooting and orienteering, which are semi-organised sports which require recreational facilities and open space quite different from the traditional playing fields and tennis courts etc. The existing uses in the Park area which fall within the semi-organised category are there because of particular conditions which make the area attractive to them. For instance, rock climbing, hang-gliding and model airplane flying. These activities use existing favourable conditions and do not place any particular pressure on the resource although trail bike riding has a high nuisance value to other activities and an unnecessary high demand is made on the land resource.

Legislation

This management plan has been formulated within the management philosophy of the Reserves Act 1977, the political goals expressed in the Town and Country Planning Act 1953 (S.2B(a)), and the planning framework of the Regional and District Schemes. Whitireia Park will be classified as a Recreation Reserve under Section 17 of the Reserves Act 1977 and the management objectives and policies of this plan conform with the statutory requirements of that section of the Act. The Park Board as the administering body has powers and responsibilities conferred on it under the provision of the Reserves Act 1977.

MANA ISLAND



Objectives and Policies



OBJECTIVES

- | | | |
|--------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Function | 1. | To preserve and manage Whitireia Park in perpetuity as a recreation reserve for the physical welfare and enjoyment of the public. |
| Use | 2. | To maintain, facilitate and further the generally informal passive and spontaneous recreational use of the Park. |
| Conservation | 3. | To conserve and enhance the landscapes, open space and other intrinsic qualities of the Park which contribute to the pleasantness, harmony and cohesion of the natural environment. |
| Preservation | 4. | To preserve the historic, archaeological, scientific and cultural features of the Park. |

POLICIES

Policy 1 To provide for and facilitate the freedom of entry and access to the Park.

Policy 2 To cater specifically for the recreational use of the Park by the population of the Wellington region in general and in particular the Porirua sub-region.

Policy 3 To facilitate recreational use of the Park by all sections of the population, and particularly family groups, without compromising other Park values.

Policy 4 To allow for the spontaneous choice of recreational activities utilising the special features and intrinsic values of the Park.

Policy 5 To recognise the coastal edge of the Park as having the greatest attraction, and potential for recreation, and the focus of activities on the Park.

Policy 6 To promote the use of the educational opportunities the Park has to offer.

Policy 7 To limit the use and/or prohibit specific activities on the reserve which exceed the environmental capacity of the Park to sustain them.

Policy 8 To discourage or prohibit those activities which depend on high rates or quantities of reserve consumption, or are destructive of the land resources and the Park values.

Policy 9 To maintain the recreational use of the open space of Te Onepoto peninsular in harmony with adjoining uses, and the Broadcasting Corporation of New Zealand.

Policy 10 To protect the visual amenity of the landscape as viewed from outside the Park from both land and water, as well as from within the Park.

Policy 11 To protect and conserve the ecological integrity of the native flora and fauna found in the Park.

Policy 12 To interpret the historical features of the Park for the benefit of the public in a sensitive and meaningful manner.

Policy 13 To liaise with the Historic Places Trust and Maori representatives in preserving the historic and archeological features of Maoridom.

Policy 14 To retain in pasture the internal valley system and accommodate within this area any expansion of the golf course.

Policy 15 To accommodate the Titahi Bay Golf Club's existing use of the Park and of the land leased by the Board.

Policy 16 To establish and promote close liaison with the Porirua Harbour Authority to ensure compatible use and management of the foreshore and adjacent waters of the Park, and in particular the historical association with the off-shore rocks.

Policy 17 To accommodate where possible the requirements of the Broadcasting Corporation of New Zealand.

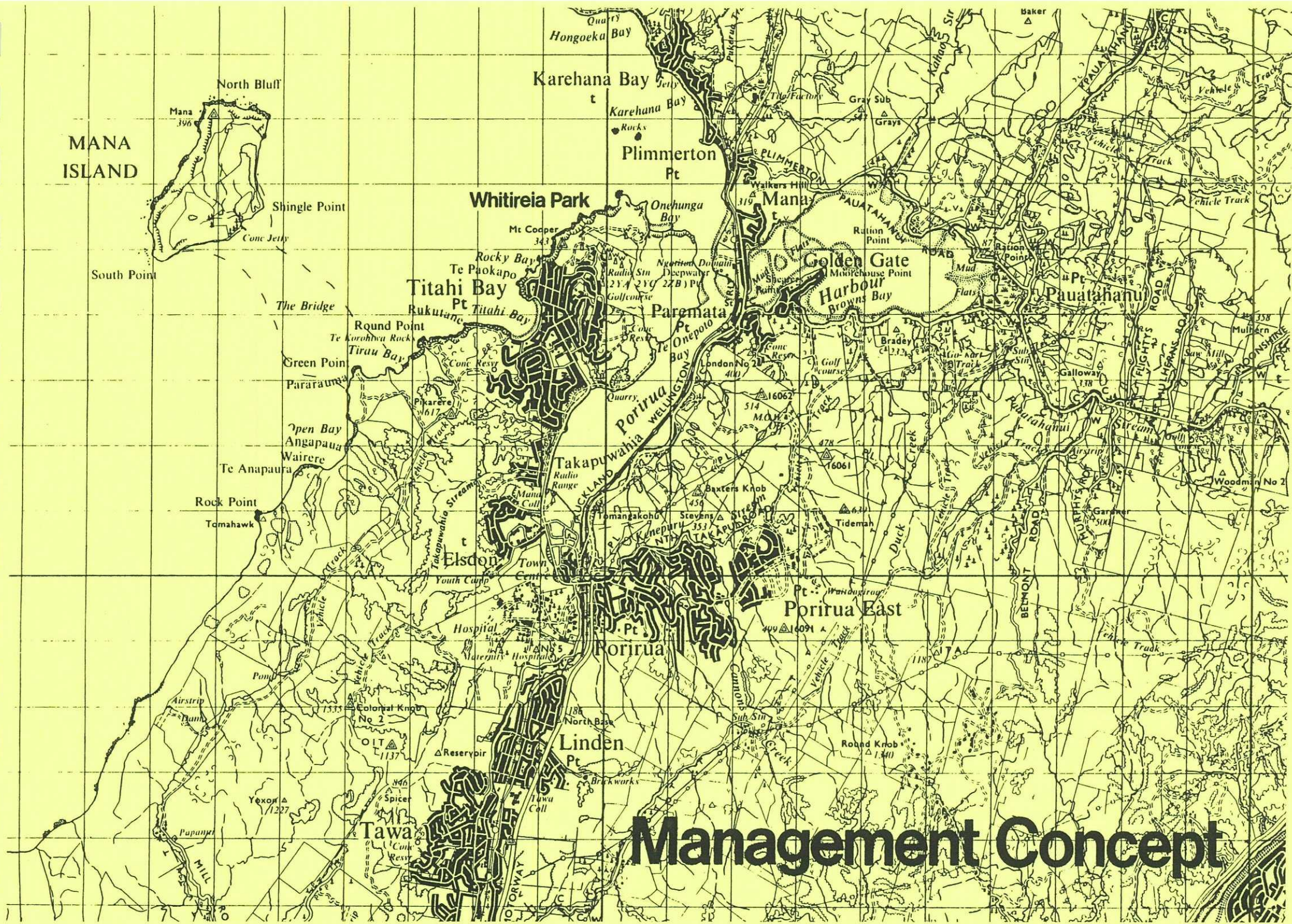
Policy 18 To liaise with the Porirua City Corporation in the coordinated management of adjacent reserves and the recognition of the basic management principles of Whitieria Park within the District Planning Scheme.

Policy 19 To permit the provision of those public facilities deemed necessary and desirable for the use of the Park which are consistent with its character and function.

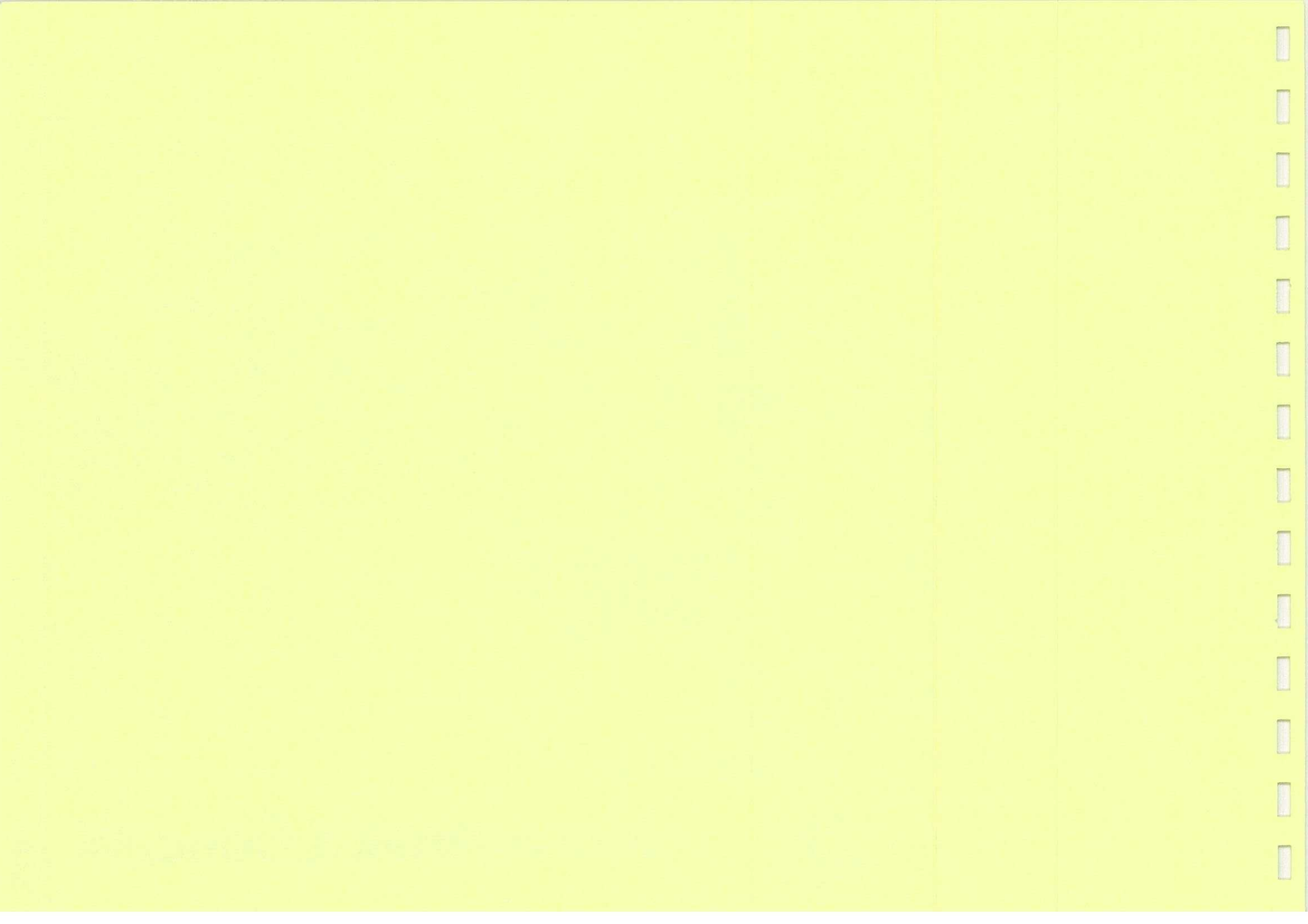
Policy 20 To prohibit developments which are not compatible with the management of the Park for casual or spontaneous recreational activities.

Policy 21 To develop and maintain an architectural theme incorporating colour coordination for signs, buildings, and other facilities within the Park or its environs.

MANA ISLAND



Management Concept



THE MANAGEMENT CONCEPT

The management concept for the park is based upon the resource characteristics and the recreational potential of the site. The concept is sensitive to the requirements of the BCNZ and it incorporates the existing uses as far as is possible. To some extent land tenure boundaries have been ignored and the park has been considered as the one landscape entity including all the contiguous land not urbanised on the northern area of Onepoto peninsula.

Broadly the park management areas fall into two categories. The area between the residential development and the northern ridge of the central valley system has been defined as the park protection area, and the coastal or water orientated area of the park has been defined as the public recreation area. Within each of these areas various recreational and management activities will be permitted, however, while both areas will provide for different activities and degrees of public use, each area is complimentary to the other from the point of view of overall park management. Within the Park protection area there are three management zones each performing separate functions.

BCNZ Service Area. The BCNZ land which occupies a large central wedge of the site has been centralised within the confines of their present building area. Subject to the further discussions with the BCNZ park policy will seek to ensure that all service buildings and facilities, other than masts and aerials, be consolidated within this management zone.

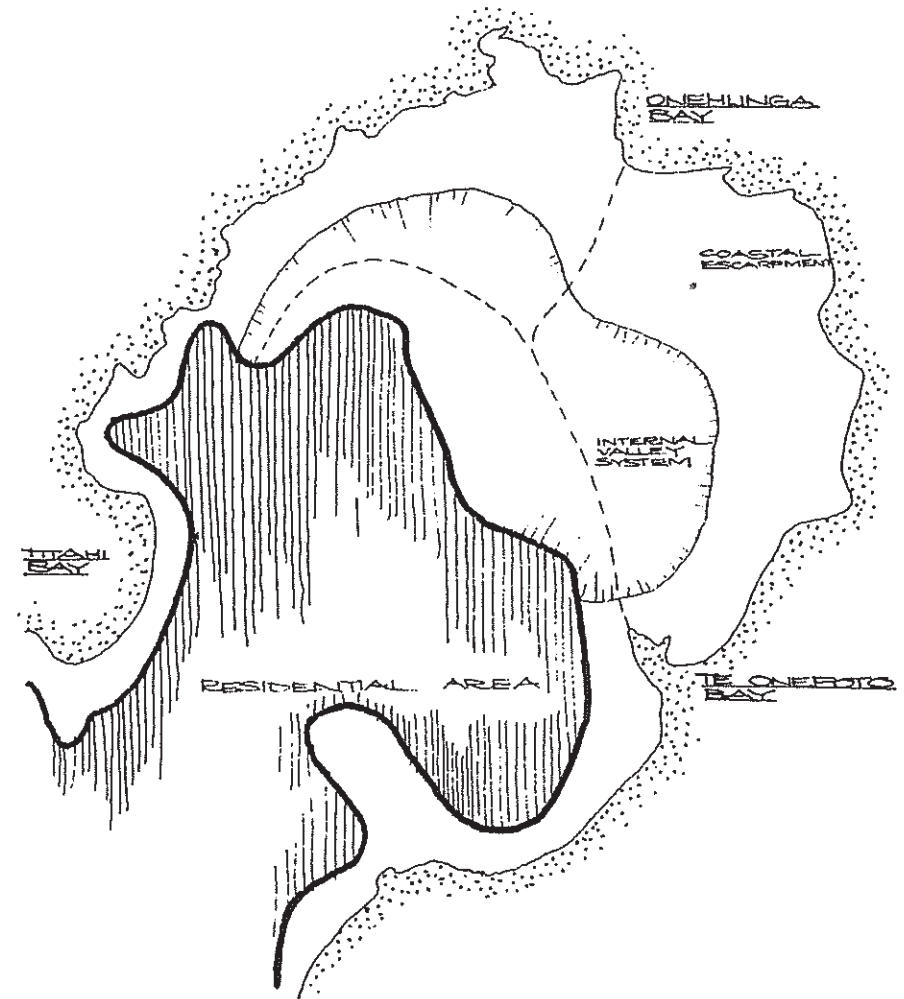
Park Buffer Area. This area includes all the gorse covered land on the steep north facing slopes adjacent to the residential area along the southern boundary of the park. The buffer area extends westward from the present land tenure boundary between that land recently relinquished by Porirua City Corporation for inclusion in the park around to the proposed BCNZ service area. The function of the buffer area is to define the southern boundary of the park and to provide a protective area of planting between rural management area of the park and the adjoining residential area. The management of the buffer area will be directed towards the elimination of the gorse and the establishment of a predominantly native coastal plant association. About the estuary and the lower valley floor particular attention will be given to the establishment of an ecologically and biologically diverse landscape. The buffer area boundary has, therefore, been extended to include an adequate stock protection area about the entire estuary. Pedestrian access from Titahi Bay into the park will be possible from several areas within the buffer area, however, access points will be located and directed so that people are collected and channelled into the main accessways through the park protection area to the recreational areas on the coast. No recreational uses will be developed within the buffer area.

The Central Valley. The bulk of the central valley system within the park protection area will be retained as grassland and will be grazed. The central valley is not readily visible from the surrounding residential areas and it does not have any inherent landscape qualities which make it suitable for recreation associated with the coastal landscape setting of the park. Golf

which is an existing use, will be permitted within the area, however, it must be confined to the central valley system. Should the Golf Club wish in the future to expand their course to 18 holes then any extension must be able to be accommodated within this central park management area. As the park will be maintained by grazing all farm operation activities and facilities are to be located as far as is possible within the central valley. Generally the public will be kept out of the central valley except for golf and for access through the area along a clearly defined path system.

A basic planning philosophy in the development of the management concept for Whitireia Park has been the recognition that many people will be attracted to the area and in particular will be drawn to the recreational potential of the coastal fringe of the peninsula. Stock, particularly sheep will be the basis for vegetation management and thus stock and people must be accommodated with a minimum of conflict. The management plan is built around the concept of people on the coastal edge and stock protected within the central valley. During low people use periods stock would be grazed on the coastal edge. It is not envisaged that stock be excluded entirely from the coastal area when people are using this area, however, in anticipation of heavy seasonal use during holiday periods that stock protection might be desirable. Also, during lambing and at other times it may be desirable, from a stock management point of view, to keep the stock off the coastal edge.

The Coastal Edge. This area of the park extends from Te Onepoto Bay to Rocky Bay and provides the basis of the visual character and recreational opportunity of the Park. The visual quality



Internal Valley (PROTECTION)

Coastal Escarpment (RECREATION)

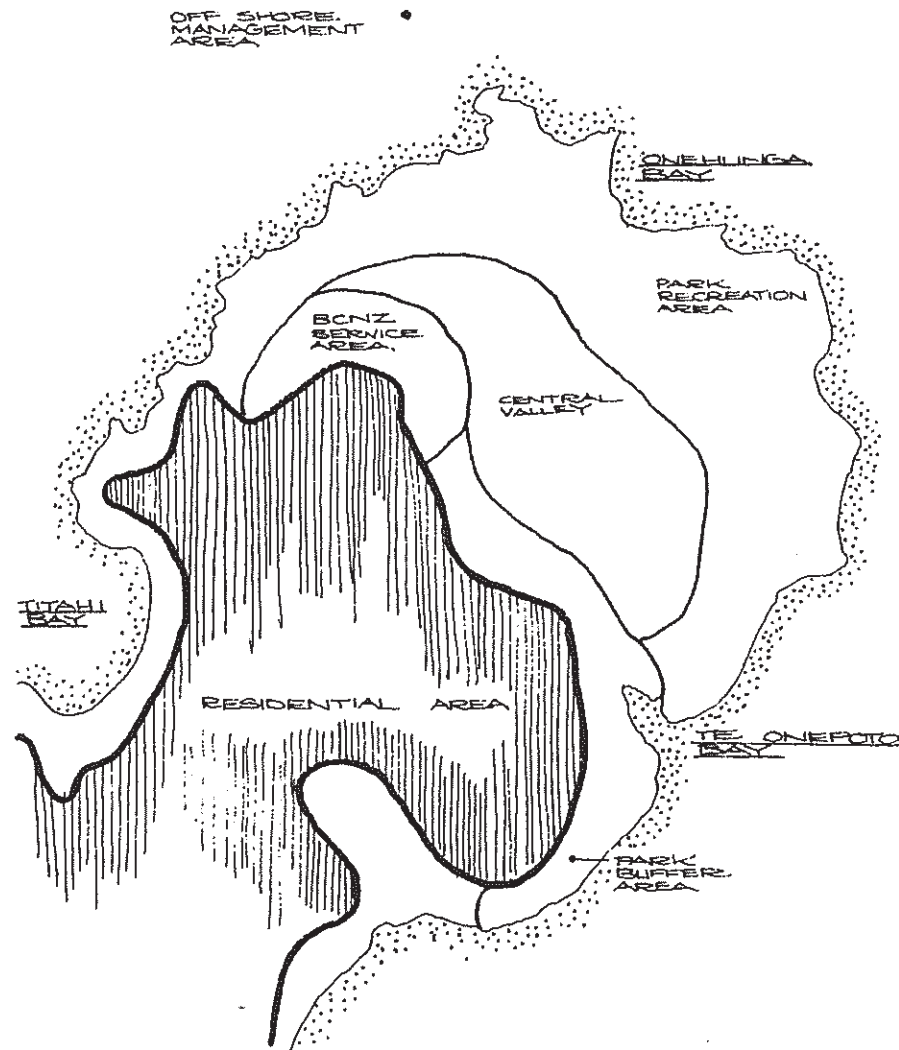
of the coastal edge is high and the landscape character and opportunities for recreation varied. The coastal escarpment is rich with archaeological sites many of which are apparent. In terms of landscape character and recreational opportunity the coastal edge can be divided into the following three landscape identity areas -

1. Rocky coastline
2. Sandy beaches
3. Stoney shoreline

The rocky coastal edge extends from Rocky Bay around to Onehunga Bay. Most of this coastline is suitable for hiking and rock climbing and it contains some of the most spectacular coastal landscapes of the region. From the escarpment top excellent views to Mana Island and the Marlborough Sounds are possible. Of all the coastal areas of the Park this area is the only strip of coast where one is visually out of context with the urban background. Other than by rock climbing access will be possible only along the foreshore.

Onehunga Bay, with a sunny north aspect, is situated mid-way around the coastal edge of the Park and as such it will act as the transition area between the two other contrasting coastal areas. The Onehunga Bay area brings together many of the landscape qualities of Whitireia Park and as a result of its location, landscape setting, aspect and ease of access it forms the focal point of the site.

The stoney shoreline which extends from the southernmost sandy beach at the Porirua Harbour entrance continues on around past the estuary to the boat sheds near Te Onepoto Park. The potential for recreation other than walking and fishing is limited compared to the opportunities in other areas of the Park.



Park Management Areas

Vehicle Access

In the development of the management plan concept a planning objective has been to provide car access into the Park for as far as is possible without compromising any of the Park values. Presently there are two road accessways into the Park. The lower unformed road along the edge of the Porirua Harbour ends at the estuary and the BCNZ service road along the top of the western escarpment down to Onehunga Bay.

The Planning Team considered vehicle access to be the key to the development and management of the Park. In line with the Park Board's desire for vehicle access as far as is possible without compromising any of the Park values, four access alternatives were investigated.

Alternative one recognised the two physical road constraints as being the limit to vehicle penetration into the Park. Thus, the steep incline from the 400 foot mast above Onehunga Bay was seen as the constraint on the upper road and Te Onepoto estuary as the constraint on the lower road.

Alternatives two and three each suggest that one of the physical constraints be eliminated and thus road access opportunity be possible to, or closer to, Onehunga Bay. Within each of these alternatives there are several options with regard to the end points of each road.

Alternative four considered the elimination of both physical constraints thereby creating a loop road system. This scheme represented the maximum possible roading alternative. It was envisaged that the loop road be a one way system going from west to east.

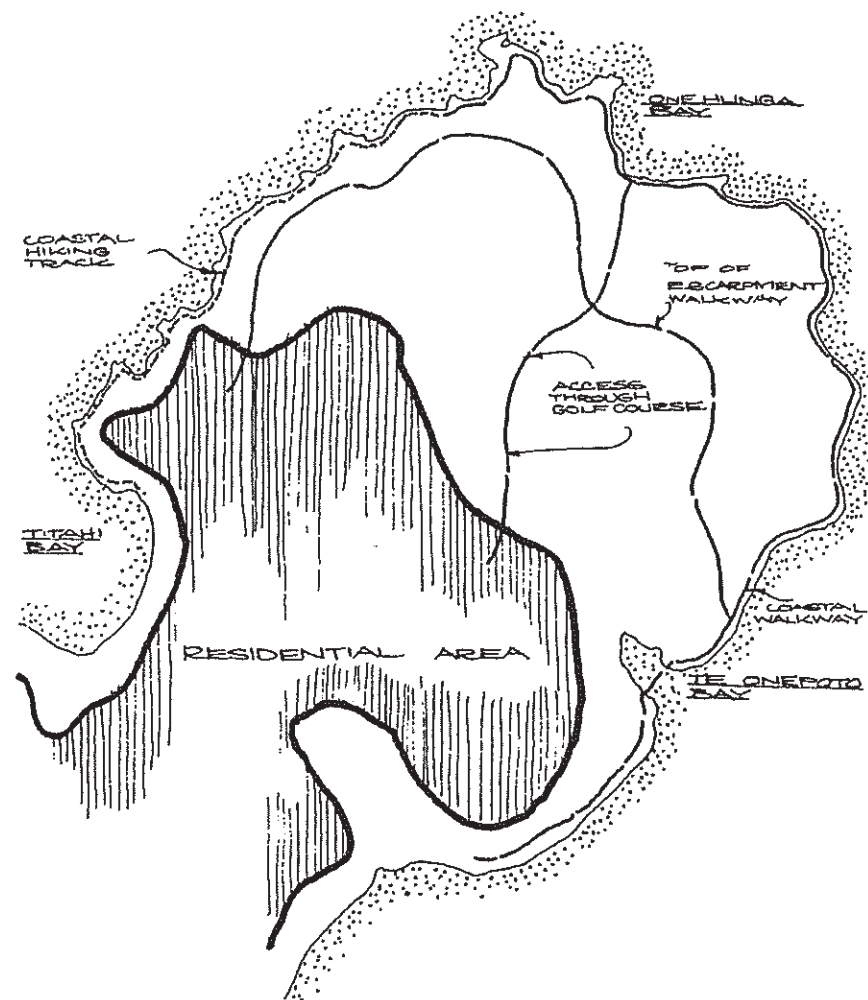


Vehicle Access

On the recommendation of the Planning Team the Board at its meeting of February 20, 1978 resolved that initially they favoured the lower road terminating in a car park at Te Onepoto Bay and the higher level road being upgraded down to and extending to the west of Onehunga Bay. The accompanying illustration shows the extent of the roading and parking proposed. While the Planning Team consider that the extent of roading shown is adequate to satisfy the Board's request for access it is possible to extend the roading layout at some time in the future towards a loop road alternative. Should this occur the road extension should be staged forward from the Te Onepoto Bay end in order that Onehunga Bay not be roaded until the last possible stage. In this way the integrity of Onehunga Bay will be maintained as a non vehicular access route. The initial roading proposal can also be cut back at any stage should management of the Park dictate this. In summary the roading concept is seen as a short term solution, however, this could well be the final roading layout, or it may in fact be cut back. The decision is a management one to be made at the appropriate time by the Board of the day.

Pedestrian Access

There are three major pedestrian access ways proposed for entry into the park. Route one is at Te Onepoto Bay, route two at the entry of the Titahi Bay Golf Course, and route three at the BCNZ road entrance point from Titahi Bay. Once into the park these three accessways lead onto the two coastal walkway routes. The coastal edge route follows the coastline about the entire peninsula while the ridge route extends along the top of the main coastal escarpment. Minor access ways would inter-connect with these two main tracks. Generally there would be



Pedestrian Access

freedom of pedestrian movement throughout the coastal margin of the park.

Recreational Use

As the landscape character of the site relates strongly to its coastal orientation all public recreation activity will be directed and attracted to the coastal margin. No recreational use other than for access and landscape interpretation about the estuary will be encouraged in the park buffer area. Those activities which are compatible with the park concept and park management, and which do not rely on the coastal location would be permitted within the central valley system. Within the coastal margin the main recreational activities would be picnicking, walking, swimming fishing, landscape interpretation, and those casual and spontaneous activities which are compatible with the coastal landscape and which do not unnecessarily detract or disturb the general tranquility and amenity of the area.

Park Facilities

Few facilities will be provided and the park will as far as possible be retained and managed in its present state. Toilet facilities will be necessary in Onehunga Bay and at a later date at Te Onepoto Bay. It is not envisaged that picnic tables and barbeques be provided, however, some seating provision will be made in sheltered locations close to the main car parking areas.

Farming

The block will continue to be grazed as a farm unit, however, farming activity will be subordinate to the recreational needs of the public. Due to the difficulty in locating a suitable alternative site for the woolshed and yard complex the short term proposal is to upgrade the present facilities at Onehunga Bay. In the long term it is envisaged that the complex will be sited within the internal valley.

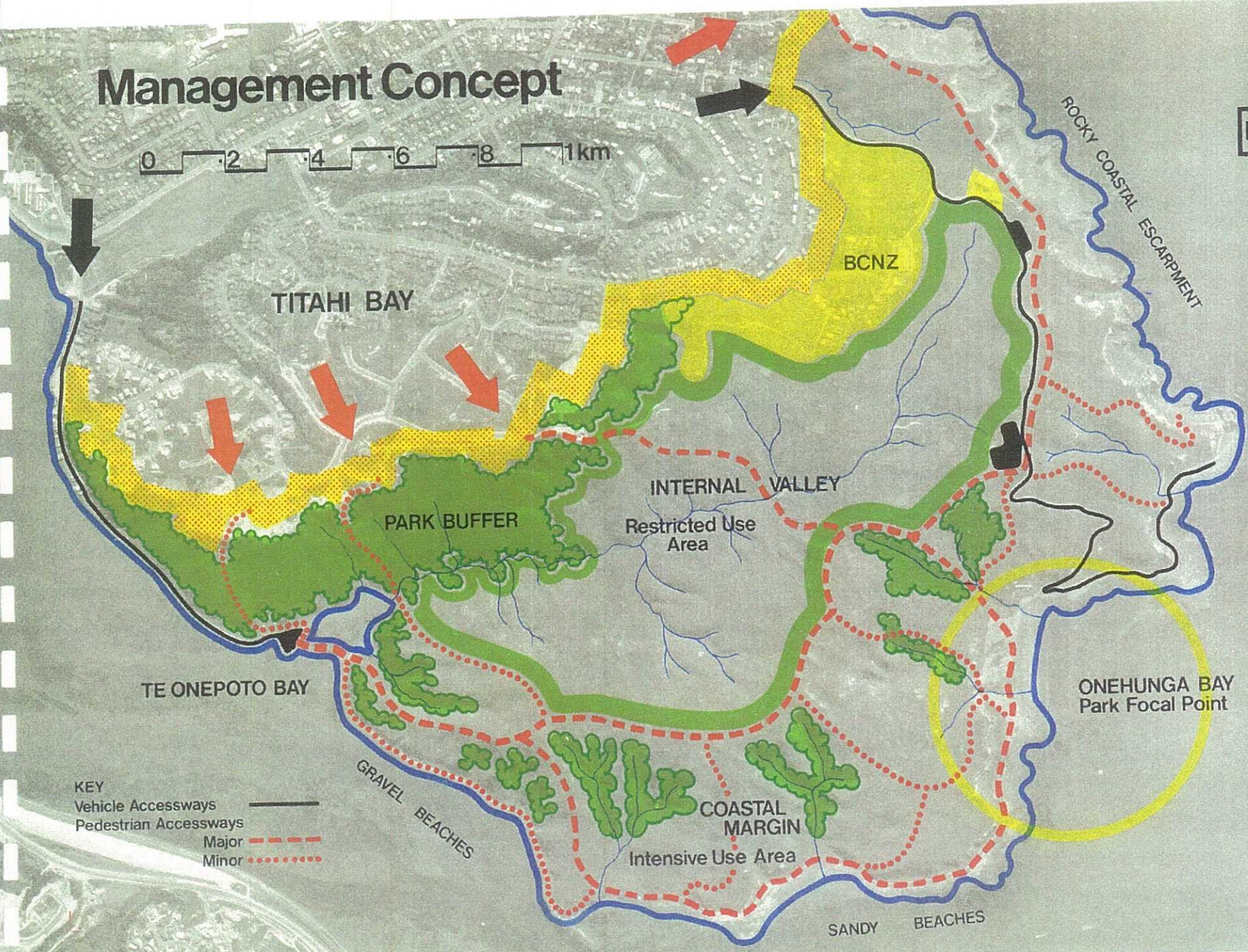
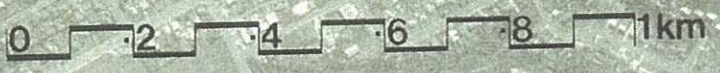
While grazing control and feed utilisation could be improved with additional subdivisional fencing it is not recommended as the capital cost would not be reflected by a higher return to the Board, and the consequences of dog worrying would be increased. Also the present lessee's management capabilities are such that he would not utilise the additional paddocks. Additional fencing would also restrict the free movement of people.

Without the benefit of reasonable subdivision and stock control the advantages of a conventional topdressing program are virtually non-existent. However, it is proposed that an area of some 40 hectares (100 acres) situated on the coastal fringe be topdressed annually. This area supports a high concentration of stock and in addition the topdressing will have an effect of reducing fire risk.

Maintenance

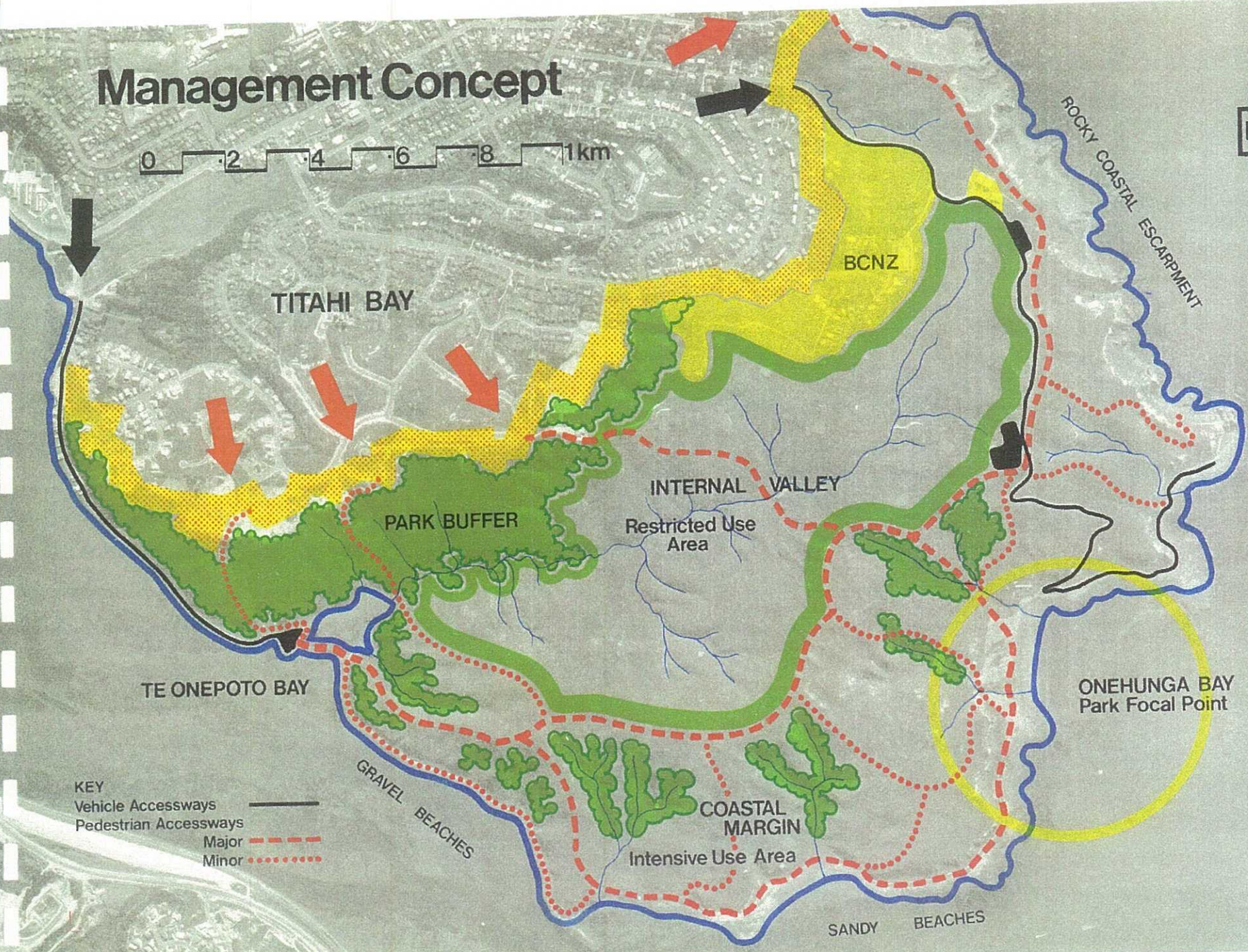
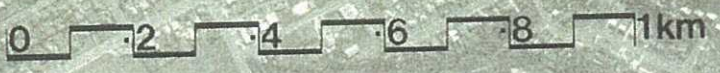
In the short term all maintenance and development work will be carried out by the Lands & Survey's reserve maintenance staff using the Departments resources. However, in the longer term it is envisaged that a caretaker be appointed. The caretaker would ideally live adjacent to the Park and be available to maintain, oversee development and the use of the area.

Management Concept

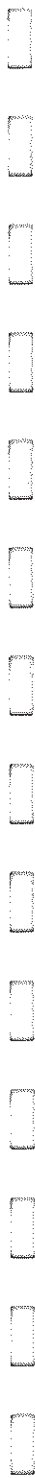


- KEY
- Vehicle Accessways ———
 - Pedestrian Accessways
 - Major - - - - -
 - Minor ·····

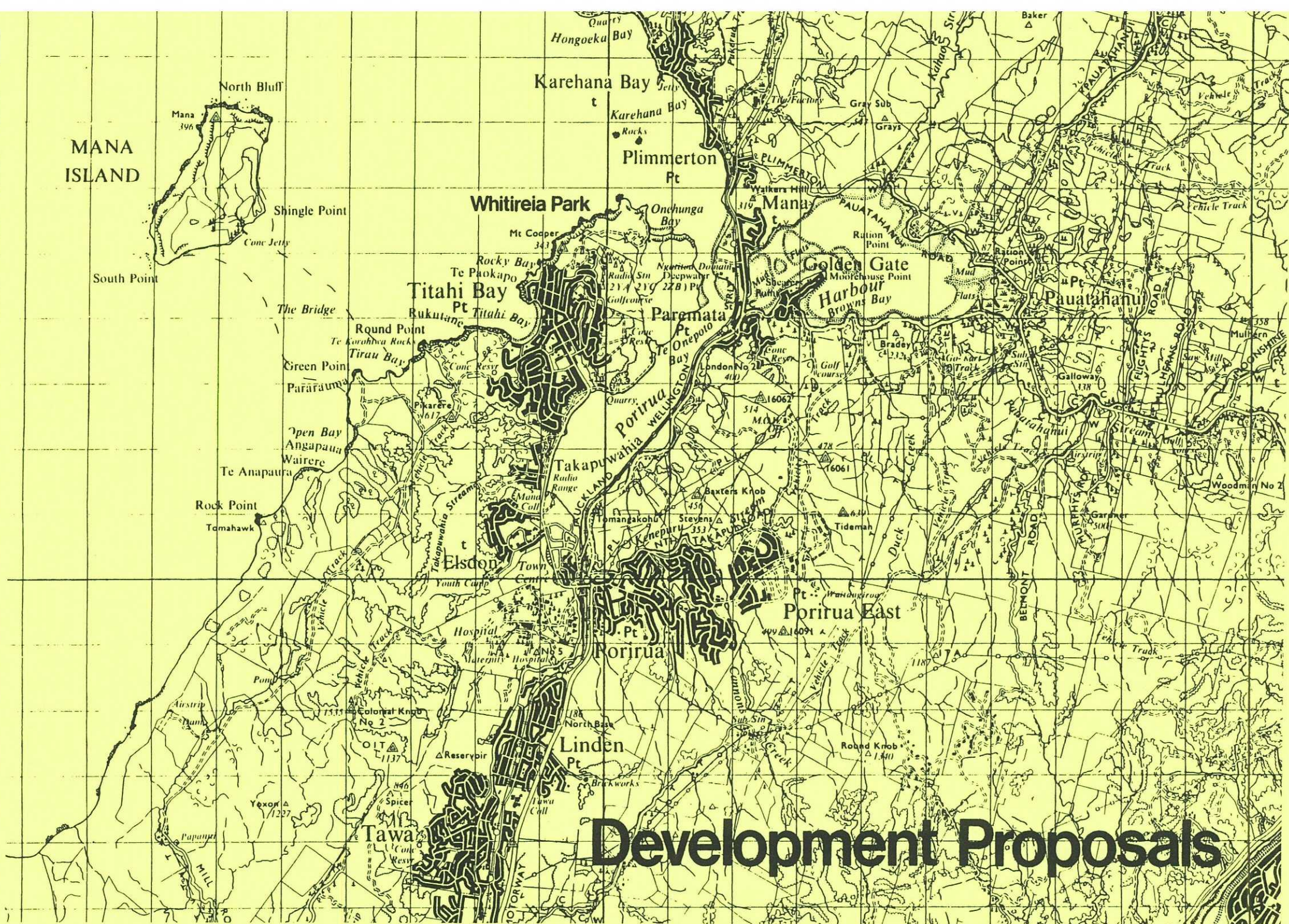
Management Concept



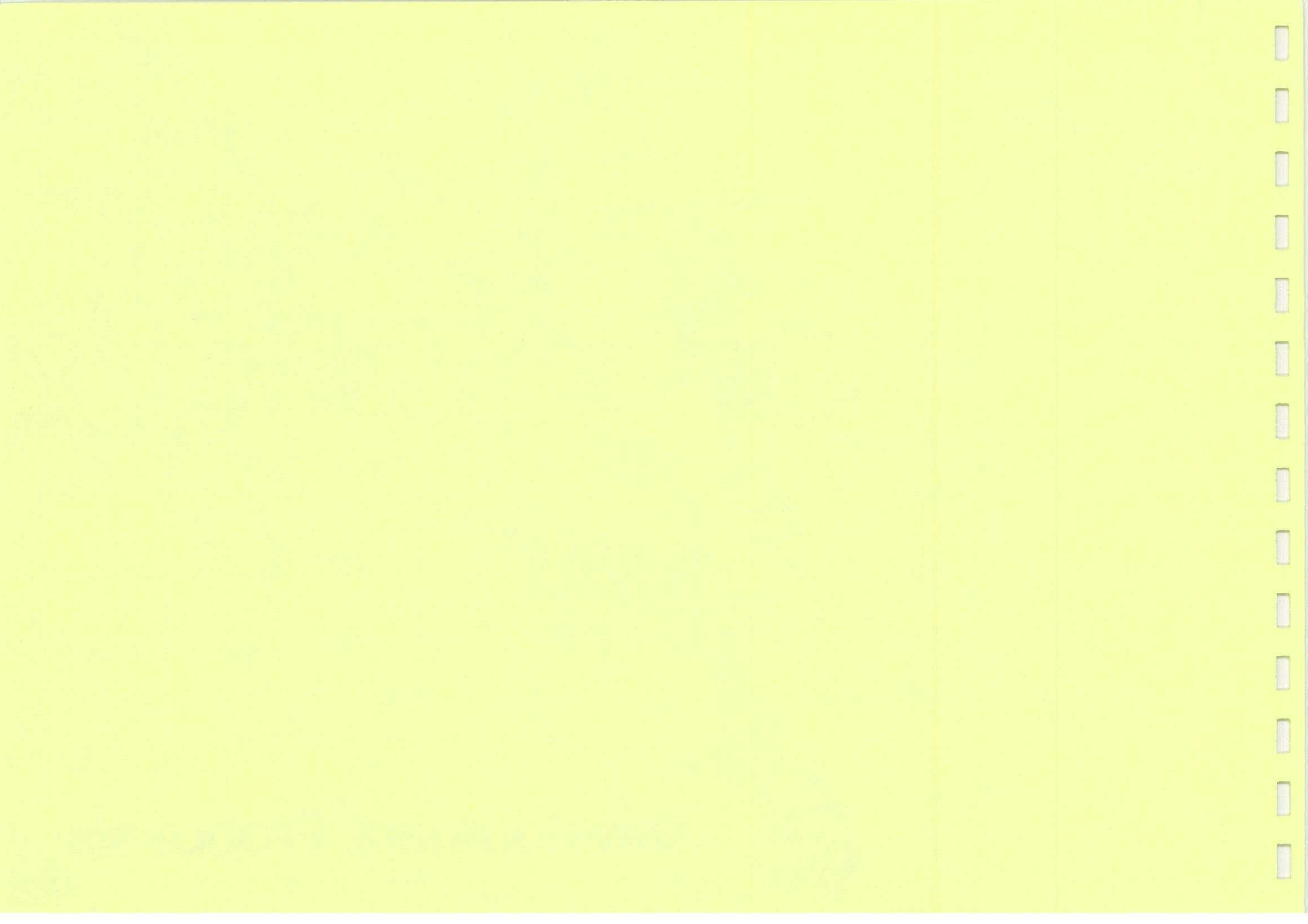
- KEY
- Vehicle Accessways ———
 - Pedestrian Accessways
 - Major - - - - -
 - Minor ·····



MANA ISLAND



Development Proposals



DEVELOPMENT PROPOSALS

The following program has been formulated under the stated management objectives and within the policies of the management plan. The development proposals are derived from the management concept and represent a design solution to the immediate problem of providing basic facilities in the initial stages of the Park's development.

Vehicle Access

This aspect is considered to be the key to the use and development of the entire area. At the request of the Planning Team the Ministry of Works and Development Engineering staff inspected the roading and made an estimate of the cost of upgrading it. The costing was done on the basis of a one and a half to two way road through the BCNZ land to the top of the hill above Onehunga Bay, then on down to Onehunga Bay and one way around to the west. The accompanying plan shows the extent of roading to the west. A costing was also made on the upgrading of the existing road from the boatsheds to Te Onepoto Bay. In both cases construction was on the basis of a metal flow speed, low key road. Car parks were also costed. The following is a summary of road and parking costs. The low and high figures were produced by the MWD and the estimate by the Planning Team. All costs are relative to February 1978.

Upper Access

Roading

	low	high	estimate
A	1000 - 2000		1500
B	500 - 1000		750
C	2000 - 4000		3000
D	14000 - 20000		17000
E	(not provided)		5000
			<hr/>
Total			\$27250

Parking

	low	high	estimate
1	5000	8000	6500
2	5000	10000	8000
			<hr/>
			\$14500

Summary

Roading	27250
Parking	14500
	<hr/>
	\$41750

Lower Access

Roading

	low	high	estimate
F	15000	25000	20000
G	6000	9000	7500
Total			\$27500

Parking

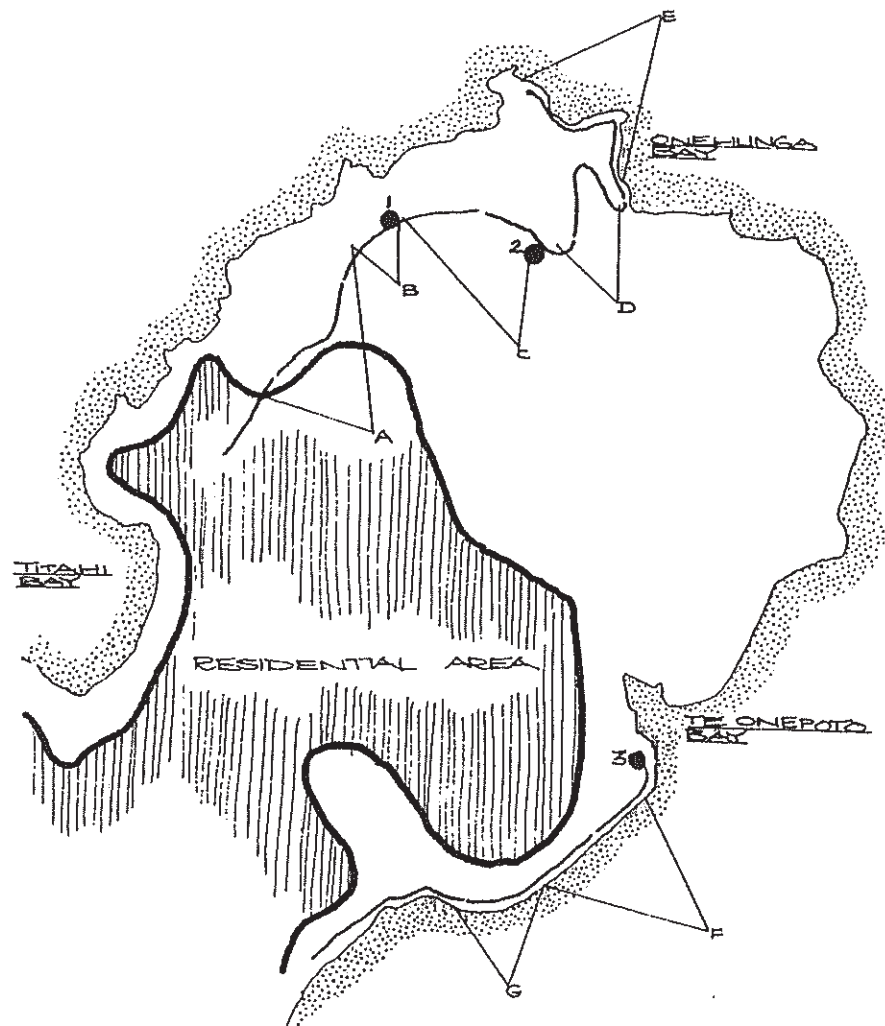
	low	high	estimate
3	5000	10000	7500

Summary

Roading	27500
Parking	7500
Total	\$35000

Toilets

Although the location has not finally been decided it is anticipated that this facility will be located in Onehunga Bay. The estimated cost of the concrete block unit is \$15000.



Roading Costs

(FEBRUARY 1978 ESTIMATES)

Water Reticulation

An adequate supply is required to service both the recreation facilities and the farming. It is proposed to lay a pipe from the BCNZ transmitter hall to the aerial above Onehunga Bay. The total cost for this is estimated at \$1720.

Signs

Three types of signs are required. The cost estimates for these are:

Entrance signs	200.00
Interpretive signs	500.00
Regulatory signs	500.00
	<hr/>
	\$1200.00

Fencing Bush Remnant

To preserve this piece of bush approximately 600 m of fencing is required. Cost is estimated at \$1500.

Pedestrian Access Tracks

This is to include marker posts, styles for all fences. Cost estimate of \$500-\$1000 includes materials only.

Replanting Gorse Area

For cutting firebreaks, replanting to accelerate regeneration and provision of fertiliser, a sum of \$1000 per hectare is allowed. The area covers some 15 hectares thus some \$15000 will be required. In addition fencing estimated at \$3000 will be necessary to protect the area from grazing stock. Total cost estimate is therefore \$18000.

Farm Improvements

In the short term improvements to farm facilities such as the woolshed, fencing and water supply will be required. A provisional sum of \$5000 will be necessary for this work.

Summary of Costs

Vehicle Access

Upper road	\$27,250
Lower road	27,500
Car parks	22,000

Total	<hr/>	\$76,750
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Toilets	\$15,000
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Water reticulation	1,720
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Signs	1,200
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Fencing	1,500
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Pedestrian Access	750
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Revegetation	18,000
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Farm improvements	5,000
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Total	<hr/>	\$ 119,320
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say		\$ 120,000
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Implementation

The timing of the development proposal will be dependent on the finances of the Board. It is envisaged that up to \$70,000 will be required over the coming two-three years for the provision of the essential facilities required. In this regard toilets and the upper level road are high priorities along with woolshed improvements, fencing of the remnant bush and initial revegetation



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