

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Edwin Crampton	21.1	Amend	<p>Considers that Greyfriars Crescent is the most logical connection point to make, as it was designed to provide for such a connection when the Redwood block was subdivided in the 1970's.</p> <p>As the development of Churton Park has proceeded, it is expected by the Churton Park community that Upper Stebbings has a road connection to Tawa.</p>	Seeks that a road connection be provided to join Upper Stebbings with Greyfriars Crescent, Tawa.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	John L Morrison	28.2	Amend	<p>Considers that the DEV3 chapter does not include an acceptable connection between Tawa and Upper Stebbings.</p> <p>Every opportunity should be taken to increase the resilience of the whole city. a road connection between Upper Stebbings and Greyfriars Crescent will quite clearly increase overall city resilience by providing an additional secure access route to and from the north.</p> <p>A connection is required between Churton Park and Tawa to achieve compact urban form. Otherwise the development becomes an isolated group of houses.</p> <p>The PDP states that the Development Area has easy access to SH1, the NIMT railway, as well as the town centres and facilities at Tawa and Johnsonville. This misleading statement in</p> <p>[refer to original submission for full reason]</p>	Seeks that a road connection be provided to join Upper Stebbings with Greyfriars Crescent, Tawa.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	John L Morrison	28.3	Amend	<p>Considers that language in the Introduction of DEV3 is misleading, as Upper Stebbings and Glenside West do not have easy access to the NIMT railway or the Tawa Town Centre.</p> <p>Easy access to NIMT railway or Tawa Town Centre would only be available if a connection is provided to Greyfriars Crescent Tawa.</p>	Clarify language in the introduction of DEV3 (Development Area Upper Stebbings and Glenside West) relating to easy access between the development area and the railway spine and town centres.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Richard H. Taylor	35.1	Amend	<p>Considers that language in the Introduction of DEV3 is misleading, as Upper Stebbings and Glenside West do not have easy access to the NIMT railway or the Tawa Town Centre.</p> <p>Only if there is a connection road via Greyfriars Crescent to Tawa will the railway and Tawa town centre access be available.</p>	Clarify language in the introduction of DEV3 (Development Area Upper Stebbings and Glenside West) relating to easy access between the development area and the railway spine and town centres. [Inferred decision requested]
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Richard H. Taylor	35.2	Amend	<p>Considers that a road connection between Greyfriars Crescent and Upper Stebbings would be of regional and national importance.</p> <p>According to WREMO in the event of a major disaster road and rail links out of Wellington city could be made impassable for some time, with the only way home for people being on foot. In such a situation the route for walkers (or cyclists) would be Middleton Road between Churton Park and Tawa. However Middleton Road is vulnerable and likely to be impassable.</p> <p>A connection at Greyfriars Crescent would provide another alternative in a disaster situation, providing a route for emergency vehicles in the response and recovery phase.</p> <p>[Refer to original submission for full reason]</p>	Seeks that a road connection be provided to join Upper Stebbings with Greyfriars Crescent, Tawa.

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Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Richard H. Taylor	35.3	Amend	<p>Considers that the DEV3 chapter does not include an acceptable connection between Tawa and Upper Stebbings. As the proposal currently stands, Upper Stebbings Valley would become an isolated group of residences cut off from Churton Park by the transmission lines exclusion area and without access to the north east.</p> <p>A road connection between Upper Stebbings and Tawa would have many benefits:</p> <p>In the immediate future, a bus route from Porirua (including Kenepuru Hospital) through western Tawa, Stebbings Valley and Churton Park to Johnsonville could be established.</p> <p>In the move towards carbon neutrality, cycling (especially with electric bikes) is likely to become more popular. The suggested connection would provide a safer route for cyclists traveling to or from Wellington along Middleton Road.</p> <p>A connecting road would also encourage the use of Tawa's facilities including the library, pool, schools, and shopping centre. Linkages between the two communities will be significantly enhanced.</p> <p>[refer to original submission for full reason]</p>	Seeks that a road connection be provided to join Upper Stebbings with Greyfriars Crescent, Tawa.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Barry Ellis	47.3	Amend	Considers that the Council should provide the relevant data that justifies filling in gullies and building over natural streams and springs. Natural disasters of Nelson and Abbots Ford should not be forgotten.	Seeks that data be provided in DEV3 (Development Area: Upper Stebbings and Glenside West) to justify filling in gullies.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Barry Ellis	47.4	Not specified	Considers the WCC is using a flawed survey.	Not Specified
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Margaret Ellis	48.3	Oppose	Opposes Glenside West being a development area, as the current proposal has 122 dwellings and 3 cul-de-sacs in Glenside West. Large lot residential would be a more suitable use considering the topography of the land, which has steep gullies and ephemeral streams flowing through it, making the land unsuitable for intensive cut and L.L.R. would be more suited to the rural nature of Glenside.	Rejects Glenside West being classified as a Development Area.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oliver Sangster	112.14	Support in part	Generally supportive of Upper Stebbings/Glenside West structure plan provisions being incorporated into the district plan as a Development Area overlay.	Retain Upper Stebbings/Glenside West Development Area as notified.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oliver Sangster	112.15	Support	Supports provision for medium density housing, and walking tracks with the Upper Stebbings/Glenside West Development Area.	Retain Upper Stebbings/Glenside West Development Area as notified.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oliver Sangster	112.16	Not specified	<p>Considers that the Porirua Stream is an environment that is sensitive to urban development.</p> <p>[Inferred reasons]</p>	Seeks that any development in the Upper Stebbings/Glenside West Development Area be done in a way that sensitive to the environment (particularly with regard to the stream/gully network which feeds into Porirua Stream and ultimately Porirua Harbour)
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oliver Sangster	112.17	Support	<p>Considers that alternative density options that people might propose that would promote more low density development (e.g. 'lifestyle blocks') in the Upper Stebbings/Glenside West Development Areas as it is one of the last remaining viable greenfield development areas in the city.</p> <p>Considers that carving this area up into lifestyle blocks will make well planned future development of this area difficult.</p>	Retain housing densities in the Upper Stebbings/Glenside West Development Area as notified.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	John Tiley	142.21	Not specified	Considers that while the map of the Development Area Upper Stebbings and Glenside West is grey and bounded red, as unbuilt, the future intentions attached to the area, revealed by the label "FUZ", suggest residential construction in the future. A coherent plan should not contain any such discrepancy.	<p>Clarity is sought over where residential development can occur in the FUZ (Future Urban Zone) in the Upper Stebbings and Glenside West development.</p> <p>[Inferred decision requested].</p>

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Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Brian Sheppard	169.4	Amend	<p>Considers that a connection between Upper Stebbings and Tawa would be of benefit to the adjacent communities as well as the whole Wellington Region. A road connection is required to achieve the WCC objective of compact urban form and for the Development Area to have easy access to SH1, the NIMT railway as well as the town centres and facilities at Tawa and Johnsonville.</p> <p>Tawa and Stebbings Valley are only about 200m apart but, without connection, the separation becomes several kilometres. In addition, the transmission lines exclusion separates Upper Stebbings from Churton Park, creating an isolated island community. Churton Park is unusual amongst the northern suburbs, in having no direct public transport access to the north. A road connection would enable a new bus route to be created that would provide a much-needed bus service from Johnsonville to Porirua which would serve Churton Park and the western side of Tawa.</p> <p>The north end of Stebbings Valley is a long way from the facilities in Johnsonville. A connection to Tawa would bring services much closer and provide a much needed boost to Tawa businesses and organisations.</p> <p>This connection would provide a resilient alternative route for people leaving the City for their homes further north.</p> <p>It has been suggested that, with a connection such this, vehicles bound for the motorway would add to traffic congestion in Tawa. Commuters from Upper Stebbings are more likely, however, to access the motorway from the closer junction at Churton Park. During the day, it is more likely that vehicles using the connection will primarily be heading to and from facilities in Tawa.</p> <p>[Refer to original submission for full reasons].</p>	Seeks that a road connection is provided to join Upper Stebbings and Tawa.

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Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Niki Yosha	178.1	Oppose	<p>Opposes the development of Marshall Ridge in Glenside West.</p> <p>Considers that WCC has failed to take its own advice and the advice of council contracted engineering firm Abcon. In 2019, a number of meetings were held where assurances were made that no residential development would happen on the Glenside Valley Hills.</p> <p>Considers that the development is a direct contradiction to the analysis regarding underdeveloped ridgelines in the July 2018 Upper Stebbings Valley, Wellington, Phase One: Landscape and Ecology Analysis Report.</p> <p>There is resident concern about the effects of light pollution caused by the development. Transport is poorly planned with excessive distances to the bus for Glenside West and very little vision for traffic coming out of Glenside West onto Westchester Drive.</p> <p>Considers that consultation with the affected community was poor. The potential impact on Porirua Stream has not involved consultation with Ngāti Toa Rangitira or Porirua City Council. The piping or covering of the stream running from Marshall Ridge will severely impact the species sustained by the stream and will completely wipe out the koura, tuna and glow worm populations.</p> <p>Considers that with the recent history of slips in the area, filling in more gullies and closing over natural water paths is not a sustainable move.</p> <p>Considers that the developer in question for this block does not have a good history of stormwater management.</p> <p>[Refer to original submission for full reasons].</p>	<p>Seeks that WCC rejects the proposed development of Glenside West, specifically on Marshall Ridge.</p> <p>Or, if development proceeds, amend plans to greatly reduce the number of planned dwellings and to ensure that no house built encroaches in the visual amenity of those living along Rowells and Middleton Roads.</p> <p>Additionally, ensure that no gullies are filled, and no streams piped or covered in order to protect current wildlife populations and native bush stands.</p>
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Churton Park Community Association	189.21	Not specified	<p>Considers that while the map of the Development Area Upper Stebbings and Glenside West is grey and bounded red, as unbuilt, the future intentions attached to the area, revealed by the label "FUZ", suggest residential construction in the future. A coherent plan should not contain any such discrepancy.</p>	<p>Clarity is sought over where residential development can occur in the FUZ in the Upper Stebbings and Glenside West development.</p> <p>[Inferred decision requested].</p>
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Wellington City Youth Council	201.41	Support	<p>Supports the main developments of Upper Stebbings/Glenside West and Lincolnshire Farm and the accompanying zone redesignation for both areas.</p> <p>Considers that provision of housing for a growing population is important, and creating new higher density areas plays a role in this.</p>	<p>Retain DEV3 (Upper Stebbings development) as notified.</p>
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Tawa Community Board	294.18	Support	<p>Suppose the proposed plan for Upper Stebbings Valley, in particular the protection given to ecology.</p>	<p>Retain DEV3 chapter (Upper Stebbings and Glenside West) as notified.</p>
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Transpower New Zealand Limited	315.188	Support	<p>Considers that existing Transmission lines traverse the northern part of the Upper Stebbings and Glenside West Development Area, over areas zoned "Unbuilt areas" (noting the Development Area layer obscures the transmission lines). On the basis any development within the area complies with the National Grid rules within the Infrastructure Chapter, Transpower has no concerns. The reference to the National Grid transmission lines is supported. [see original submission for images supplied]</p>	<p>Retain the introductory text to the Development Area 3 Chapter as notified.</p>

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Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Claire Bibby	329.2	Amend	<p>Considers that Archaeological Field Surveys should be carried out for any future development in Glenside West. As stated in the 'Historic Heritage Study for the Upper Stebbings and Marshall Ridge Structure Plan' by Elizabeth Cox (2018, p.3):</p> <p>If future development of this area is to occur, every effort should be made to first document the numerous possible very early settler 19th century house sites in the area. Therefore, it could be useful to commission an Archaeological Field Survey to traverse the area in order to identify any such remaining 19th century house sites along the Middleton/Willowbank Roads corridor, along with any associated old gardens, trees and shelter belts, sawpits, and associated farming and other material.</p>	Seeks that an Archaeological Field survey be required for any development in the Glenside West Development Area.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Richard Herbert	360.5	Support in part	Supports DEV3, as it is directed towards providing for development of this new greenfield development area, safeguarding natural resources and green spaces and recognising that this area also adjoins the Outer Green Belt, with areas within the Ridge Lines and Hilltops Overlay zone of the existing District Plan.	Retain DEV3 (Upper Stebbings and Glenside West Development Area) with amendment.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Richard Herbert	360.6	Amend	Considers that the Development Area of Upper Stebbings and Glenside West should retain the areas designated within the Ridge Lines and Hilltops Overlay zone of the existing District Plan.	Seeks that the areas designated within the Ridge Lines and Hilltops Overlay zone be retained in DEV3 (Upper Stebbings and Glenside West Development Area).
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Waka Kotahi	370.450	Support in part	The Upper Stebbings and Glenside West Development Area is supported, but an amendment is sought.	Retain Development Area 3: Upper Stebbings and Glenside West Development Area and seeks amendment.
Special Purpose Zones / Development Area Upper Stebbings and Glenside West / General DEV3	Waka Kotahi	370.451	Amend	<p>Considers that the following amendments are required to the Upper Stebbings and Glenside West Development Area:</p> <p>a) The Tonkin Taylor "Transport Assessment Upper Stebbings" identifies a Level of Service F is anticipated at the intersection between Westchester Drive/ Middleton Road / Westchester Drive East, prior to the approach on to state highway 1. As such, development should be managed until such time that appropriate mitigation has been determined or funding identified.</p> <p>b) Provisions are required to enable integrated transport options including multi-modal connections. DEV3-O2 and DEV3-O3 generally direct development to consider integration but it is not explicit to transportation.</p>	Seeks to amend Development Area 3: Upper Stebbings and Glenside West Development Area to include proviso that planned development shall only occur once the infrastructure upgrades, including SH1 and Westchester Drive intersection have been completed. Also seeks to include specific reference to all development within the Upper Stebbings and Glenside West area to facilitate multi-modal connections.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Glenside Progressive Association Inc	374.5	Oppose in part	The Upper Stebbings and Glenside West Development Area is opposed in its current form, as it is considered misleading. The two areas should not be combined as if they were the same site. It is confusing what development is proposed for Upper Stebbings and what is proposed for 395 Middleton Road, Glenside West.	The Upper Stebbing and Glenside West Development Area is opposed and an amendment is sought.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Glenside Progressive Association Inc	374.6	Amend	The Upper Stebbings and Glenside West Development Area is opposed in its current form, as it is considered misleading. The two areas should not be combined as if they were the same site. It is confusing what development is proposed for Upper Stebbings and what is proposed for 395 Middleton Road, Glenside West.	Seeks that information in DEV3 - Upper Stebbing and Glenside West Development Area be separated between Glenside West (395 Middleton Road) and Upper Stebbings.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Glenside Progressive Association Inc	374.7	Oppose in part	The Introduction to the Upper Stebbings and Glenside West Development Area is opposed as it is considered misleading. The sentence "The areas have been identified for urban development since the 1970s." is not true for Glenside West and is misleading to people reading the District Plan. Glenside West was only bought by the developer less than 15 years ago and was never planned for development prior as it was farmed by the Broderick family for 100 years and the Warren family from 1968. [Refer to original submission for full reason]	The Introduction of DEV3 - Upper Stebbing and Glenside West Development Area is opposed and an amendment is sought.

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Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Glenside Progressive Association Inc	374.8	Amend	The Introduction to the Upper Stebbings and Glenside West Development Area is opposed as it is considered misleading. The sentence "The areas have been identified for urban development since the 1970s." is not true for Glenside West and is misleading to people reading the District Plan. Glenside West was only bought by the developer less than 15 years ago and was never planned for development prior as it was farmed by the Broderick family for 100 years and the Warren family from 1968. [Refer to original submission for full reason]	Amend the Introduction of DEV3 - Upper Stebbing and Glenside West Development Area as follows: The Upper Stebbings and Glenside West developments are some of the final stages of urban development in the northern suburbs. <u>Stebbing Valley was identified for Urban Development after it was sold to a developer in 1979 but Glenside West was only recently decided for development and notified to the public in 2021.</u> The areas have been identified for urban development since the 1970s.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Glenside Progressive Association Inc	374.9	Oppose	Opposes the removal of Glenside West District Plan Change 33 – Ridgelines and Hilltops (Visual Amenity) with an activity status of Discretionary. Glenside West was never identified for development under the Northern Growth Management Framework (NGMF) consulted in 2001-2003. The area was subject to District Plan Change 33, Ridgeline and Hilltops Visual Amenity, 2009 (DPS 33) with an activity status of Discretionary and the Council should abide by the protection of ridgelines and hilltops in Glenside West. Northern Reserves Management Plan, 2008 recognised the ridgeline as a critical reserve, contributing to landscape coherence and amenity, offering extremely important views, with slopes providing vital linkages and coherence across the landscape. [Refer to original submission for full reason]	Seeks that the Ridgelines and Hilltops overlay incorporated into the Operative District Plan (via Plan Change 33) be retained for Glenside West, with an activity status of Discretionary.
Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Donna Sherlock	384.3	Oppose	Submitter considers that the land is too steep to support 120-150 dwellings. Submitter does not think the water for this catchment can be managed sensitively without harm downstream, with erosion and sediment and flooding.	Not specified.
Development Area / Development Area Upper Stebbings and Glenside West / New DEV3	John Tiley	142.22	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that a new objective is provided regarding preservation of significant ridgelines, most particularly Marshalls Ridge.
Development Area / Development Area Upper Stebbings and Glenside West / New DEV3	Churton Park Community Association	189.22	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that a new objective is provided regarding preservation of significant ridgelines, most particularly Marshalls Ridge.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	Victoria University of Wellington Students' Association	123.63	Support	Supports the Upper Stebbings/Glenside West development zone. [Refer to original submission for full reasons].	Not specified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.37	Oppose	Opposes DEV3-O1 (Purpose). Considers that Glenside West is not well-connected, and the area is not connected to any public transport or local parks.	Opposes DEV3-O1 (Purpose) and seeks an amendment.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	Ministry of Education	400.157	Support in part	Supports DEV3-O1 in part.	Retain DEV3-O1 (Purpose) with amendment.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	Ministry of Education	400.158	Amend	Seeks DEV3-O1 be amended to explicitly recognise and provide for educational activities to in the Upper Stebbings and Glenside West Development Area. Moreover, the submitter considers that their relief sought provides a more concise alternative to the proposed objective.	Amend DEV3-O1 (Purpose) as follows: Purpose Upper Stebbings and Glenside West are well-connected neighbourhoods that accommodate new residential growth supported by <u>educational facilities</u> , community and open space activities.

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Development Area / Development Area Upper Stebbings and Glenside West / DEV3-02	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.38	Oppose	Considers that while an ISPP is underway and simplicity required where possible, clarity is needed around adherence and the core understanding of Te Kaupapa - rationales for the PDP and protections afforded by it.	Opposes DEV3-02 (Activities and development) and seeks amendment.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-02	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.39	Amend	Considers that while an ISPP is underway and simplicity required where possible, clarity is needed around adherence and the core understanding of Te Kaupapa - rationales for the PDP and protections afforded by it.	Amend DEV3-02 (Activities and development) as follows: Activities and development Activities are carried out in a <u>responsible</u> , integrated and coordinated way- <u>in adherence to the objectives, policies rules and standards of the District Plan entire.</u>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-02	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.40	Amend	Considers that while an ISPP is underway and simplicity required where possible, clarity is needed around adherence and the core understanding of Te Kaupapa - rationales for the PDP and protections afforded by it.	Seeks that DEV3-02 (Activities and development) is amended to strengthen wording to stipulate the need to adhere to Te Kaupapa of the Draft District Plan.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-03	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.41	Oppose	Considers that the development of 395 Middleton Road is not "Well functioning" because it does not comply with points d, f & g in the definition of "Well functioning urban environment" within the PDP. There is no link road from the development site to Churton Park, Glenside or Tawa has been planned. Development area is an isolated area on steep, hilly terrain. The access road from Westchester Drive is flood prone. West Glenside at 395 Middleton Road will not be Climate Change Sustainable and Natural Hazard Resilient. [Refer to original submission for full reason]	Opposes DEV3-03 (Amenity and Design).
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-04	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.42	Amend	Considers that protecting Marshall's Ridge would be consistent with the intent of the ODP Ridgelines and Hilltops overlay, introduced by plan change 33. Excluding Marshall's Ridge from protections afforded to other connected hilltops and ridgelines makes no sense in the face of the above i.e., Introduction, DEV-04; DEV3-P4. Where the connective network of geographical features have been specified as needing protection and incorporation into a network for open spaces and reserves. Opening it up instead for housing development which will irreversibly reduce the visual amenity of the area, have a huge reverse sensibility effect and remove it from the network of accessible public open spaces.	Seeks that DEV3-04 (Natural environment) is amended to include absolute protection of Marshall's ridge and the steeper ridges and spurs descending into Stebbings Valley and Middleton Road.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-04	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.43	Amend	Seeks that DEV-04 is amended to include SNA's in West Glenside, namely two larger areas of bush remnants either side of 395 Middleton Road, and two smaller areas as per SNA maps and planning maps showing FUZ of 395 Middleton Road. These SNA's risk encroachment upon and destruction if not specifically protected given the planned development of the site, shows an urban road being built across an area marked SNA.	Seeks that DEV3-04 (Natural environment) is amended to include protection of Significant Natural Areas in West Glenside, namely two larger areas of bush remnants either side of 395 Middleton Road, and two smaller areas as per the Significant Natural Area maps and planning maps showing the Future Urban Zone of 395 Middleton Road.

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Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	John Tiley	142.23	Amend	<p>Considers that DEV3-P1.2.b. indicates that the focus is solely on facilitating construction and that the well-being and integrity of the 'No Build Area' is being considered unworthy.</p> <p>Considers that a 'No Build Area' means exactly that, without compromise.</p>	Seeks that DEV3-P1 (Activities) is amended to provide a clear statement that a 'No Build Area' means no building without compromise.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Churton Park Community Association	189.23	Amend	<p>Considers that DEV3-P1.2.b. indicates that the focus is solely on facilitating construction and that the well-being and integrity of the 'No Build Area' is being considered unworthy.</p> <p>Considers that a 'No Build Area' means exactly that, without compromise.</p>	Seeks that DEV3-P1 (Activities) is amended to provide a clear statement that a 'No Build Area' means no building without compromise.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.44	Amend	<p>Considers that the policy is too softly worded suggesting 'non-build spaces' are available predominantly for facilitating construction or residential facilitation.</p> <p>This could mean escarpment/battens, ditches, construction material storage - gravel pits, asphalt piles, or driveways, parking spaces.</p>	Seeks amendment to DEV3-P1 (Activities) to clarify that construction of residential buildings is contained entirely within Build Areas, and not in non-build areas.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.45	Amend	<p>Considers that the policy is too softly worded suggesting 'non-build spaces' are available predominantly for facilitating construction or residential facilitation.</p> <p>This could mean escarpment/battens, ditches, construction material storage - gravel pits, asphalt piles, or driveways, parking spaces.</p>	Seeks that DEV3-P1 (Activities) is amended to give non-build areas protections.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	John Tiley	142.24	Amend	Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.	<p>Seeks that DEV3-P2 (Residential activities) is amended to not just focus on development but show regard for the adverse effects of development.</p> <p>[Inferred decision requested].</p>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Churton Park Community Association	189.24	Amend	Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.	<p>Seeks that DEV3-P2 (Residential activities) is amended to not just focus on development but show regard for the adverse effects of development.</p> <p>[Inferred decision requested].</p>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.46	Oppose	Opposes DEV3-P2 on the basis that the wording is weak and this could signal a minimal need to adhere and poor legal footing for WCC post consent process to act on breaches.	Opposes DEV3-P2 (Residential activities) and seeks amendments.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.47	Amend	<p>Considers that the terms encourage and intent are weak and should be replaced by REQUIRE and REQUIREMENT respectively to signal the need for strict adherence to policies, principles and guidelines within the PDP.</p> <p>Such weak language could signal a minimal need to adhere and poor legal footing for the WCC post consent process to act on breaches. A developer could claim a breach occurred due to the WCC's own limited encouragement and/or the developers own good but misguided intent.</p>	<p>Amend DEV3-P2 (Residential Activities) as follows:</p> <p>Residential activities</p> <p>EncourageRequire residential activities within the build areas indicated on the Development Plans in the Planning Maps that:</p> <p>...</p> <p>Fulfil the intentrequirement of the Subdivision Design Guide and Residential Design Guide.</p>

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.48	Amend	<p>Considers that the policy should be amended to require low impact design guidelines for the Development Area of 395 Middleton Road, Glenside West.</p> <p>The houses in the area will be visible to a large geographical area in an area known for it's rural green open space character. Low impact guidelines regarding colour, form and light and noise pollution need to be clearly specified.</p> <p>Due to the geography of the area - the steep valley sides and 'as the crow flies' closeness to neighbours in Glenside, noise pollution occurs readily and must be specifically incorporated into design to minimise. Light pollution will be a new issue in a "dark sky area".</p> <p>The latter and the SNA's nearby have promoted biodiversity and improving ecological health. This will be drastically altered by a 150 housing development and 'all night' street lights. Ecological Light Pollution will be introduced to the area and must be strongly mitigated against.</p> <p>Guidelines also need to require hydraulic neutrality with comprehensive storm water infrastructure to mitigate against hard surfaces in an area prone to heavy rainfall impacts and with Porirua Stream and Te Awarua-o-Porirua directly impacted by 'downstream effects'.</p> <p>The area is also prone to high wind impacts. Considered planting of native species will be required to protect housing and associated activities from the high wind impacts associated with the area and the altitude and exposure</p>	Amend DEV3-P2 (Residential Activities) to include residential build guidelines to specify low impact design requirements, around colour, form, visual impact, noise and light pollution (in relation to West Glenside, 395 Middleton Road specifically).
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.49	Amend	<p>Considers that the policy should be amended to require hydraulic neutrality with comprehensive storm water infrastructure to mitigate against hard surfaces in an area prone to heavy rainfall impacts and with Porirua Stream and Te Awarua-o-Porirua directly impacted by 'downstream effects'.</p>	Amend DEV3-P2 (Residential Activities) to require hydraulic neutrality with comprehensive storm water infrastructure.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.50	Amend	<p>Considers that the policy should be amended as the area is prone to high wind impacts and considered planting of native species will be required to protect housing and associated activities from high wind impacts associated with the area and the altitude and exposure.</p>	Amend DEV3-P2 (Residential Activities) to include high wind protection.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P3	John Tiley	142.25	Amend	<p>Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.</p>	<p>Seeks that DEV3-P2 (Potentially compatible activities) is amended to not just focus on development but show regard for the adverse effects of development.</p> <p>[Inferred decision requested].</p>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P3	Churton Park Community Association	189.25	Amend	<p>Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.</p>	<p>Seeks that DEV3-P2 (Potentially compatible activities) is amended to not just focus on development but show regard for the adverse effects of development.</p> <p>[Inferred decision requested].</p>

Development Area / Development Area Upper Stebbings and Glenside West

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P3	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.51	Amend	Amend the policy statement to specify the protection of natural contours, water courses, landforms, SNA's and non build areas. Specifically stating that activity can occur if protections occur, not instead of or over the top off. Wording is too weak around "appropriately managed" adverse effects - particularly because protection of SNA's and waterways is not mentioned in relation to this sentence. This is particularly important in relation to earthworks, described as 'moderate' (with no clear definition of the term), and breaches around these and environmental damage from such notified.	Seeks an amendment to DEV3-P3 (Potentially compatible activities) to indicate that activities can occur only if protections are in place.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	John Tiley	142.26	Support in part	Supports DEV3-P4, Part 6 as notified.	Retain DEV3-P4 (Coordinated activities), part 6 as notified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	John Tiley	142.27	Amend	Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.	Seeks that DEV3-P4 (Coordinated activities), part 6 is amended to not just focus on development but show regard for the adverse effects of development.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	John Tiley	142.28	Amend	Considers that only referencing Upper Stebbings valley ridgetop in DEV3-P4.6., excludes the Stebbings Valley ridgelines, including Marshalls Ridge, to the detriment of the surrounding communities.	Amend DEV3-P4.6. (Coordinated development) to include the Stebbings Valley ridgelines, including Marshalls Ridge (not restricted to just Upper Stebbings Valley ridgelines).
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Churton Park Community Association	189.26	Support in part	Supports DEV3-P4, Part 6 as notified.	Retain DEV3-P4 (Coordinated activities), part 6 as notified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Churton Park Community Association	189.27	Amend	Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.	Seeks that DEV3-P4 (Coordinated activities), part 6 is amended to not just focus on development but show regard for the adverse effects of development.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Churton Park Community Association	189.28	Amend	Considers that only referencing Upper Stebbings valley ridgetop in DEV3-P4.6., excludes the Stebbings Valley ridgelines, including Marshalls Ridge, to the detriment of the surrounding communities.	Amend DEV3-P4.6. (Coordinated development) to include the Stebbings Valley ridgelines, including Marshalls Ridge (not restricted to just Upper Stebbings Valley ridgelines).
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Fire and Emergency New Zealand	273.358	Support	Supports the policy which seeks to ensure the Development Area is supported by sufficient infrastructure which considers the needs across the entire Development Area, particularly given that a large proportion of the Area does not form currently part of the Council's reticulated network.	Retain DEV3-P4 (Coordinated development) as notified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.52	Amend	Considers that protecting Marshall's Ridge would be consistent with the intent of the ODP Ridgelines and Hilltops overlay, introduced by plan change 33. Excluding Marshall's Ridge from protections afforded to other connected hilltops and ridgelines makes no sense in the face of the above i.e., Introduction, DEV-04; DEV3-P4. Where the connective network of geographical features have been specified as needing protection and incorporation into a network for open spaces and reserves. Opening it up instead for housing development which will irreversibly reduce the visual amenity of the area, have a huge reverse sensibility effect and remove it from the network of accessible public open spaces.	Seeks that DEV3-P4 (Co-ordinated development) is amended to provide absolute protection of Marshall's Ridge.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.53	Oppose	West Glenside, 395 Middleton Road is not well connected, not accessible to public transport, not within walking distance of a community hub, local park or public transport.	Opposes DEV3-P4 (Coordinated Development) and seeks amendment.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.54	Amend	Considers that including Marshall Ridge under DEV3-P4.6 will extend the connected network of natural open spaces with public accessibility promoted and secured via tracks for walking and cycling (current dirt road already in place, no further earthworks needed) as per other ridgelines and the outer green belt.	Seeks amendment to DEV3-P4 (Coordinated development) to include Marshall Ridge as consideration under DEV3-P4.6.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Richard Herbert	360.7	Support	DEV3-P4 is supported, as it provides hydraulic neutrality objectives.	Retain DEV3-P4 (Coordinated development) as notified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	John Tiley	142.29	Amend	Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.	Seeks that DEV3-P5 (Amenity and design) is amended to not just focus on development but show regard for the adverse effects of development. [Inferred decision requested].
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	Churton Park Community Association	189.29	Amend	Considers that DEV3-P2 to DEV3-P5 (excluding DEV3-P4, item 6) focus entirely on development without regard for adverse effects.	Seeks that DEV3-P5 (Amenity and design) is amended to not just focus on development but show regard for the adverse effects of development. [Inferred decision requested].
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	Kāinga Ora Homes and Communities	391.755	Support in part	Seek amendments to this policy to remove direct reference to the design guide and instead articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD	Retain DEV3-P5 (Amenity and design) and seeks amendments.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	Kāinga Ora Homes and Communities	391.756	Amend	Seek amendments to this policy to remove direct reference to the design guide and instead articulate the urban design outcomes that are sought and to recognise changing amenity in accordance with the NPSUD	Amend DEV3-P5 (Amenity and design) as follows: Amenity and Design Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: <u>1. Fulfill the intent of the Residential Design Guide - Achieves the following urban design outcomes:</u> <u>a. Provides an effective public private interface;</u> <u>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> <u>c. Provides high quality buildings.</u> <u>d. Responds to the natural environment.</u> 2. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R6	Ministry of Education	400.159	Support	Support DEV3-R6 as it provides for educational facilities as a permitted activity.	Retain DEV3-R6 (Educational Facilities) as notified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R7	Fire and Emergency New Zealand	273.359	Support	Supports the rule as it permits the establishment of emergency service facilities within the Upper Stebbings and Glenside West area.	Retain DEV3-R7 (Emergency service facilities) as notified.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R26	Greater Wellington Regional Council	351.321	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain DEV3-R26 (Demolition or removal of buildings and structures in all activity areas) with amendment.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R26	Greater Wellington Regional Council	351.322	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend DEV3-R26 (Demolition or removal of buildings and structures in all activity areas) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R27	Kāinga Ora Homes and Communities	391.757	Support in part	Generally supports this rule although an amendment is sought to the rule title to allow the rule to apply to all buildings not just those associated with no more than three residential units on a site. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Retain DEV3-R27 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Built Area) and seeks amendments.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R27	Kāinga Ora Homes and Communities	391.758	Amend	Generally supports this rule although an amendment is sought to the rule title to allow the rule to apply to all buildings not just those associated with no more than three residential units on a site. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	<p>Amend DEV3-R27 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Built Area) as follows:</p> <p>Construction, addition or alteration of residential buildings and structures including accessory buildings but excluding multi-unit housing - Built Areas</p> <p>1. Activity Status: Permitted where: <u>a. There are no more than three residential unit on a site; and</u> b. Compliance is achieved with: i. DEV3-S1; ii. DEV3-S2; iii. DEV3-S3; iv. DEV3-S4; v. DEV3-S5 only in relation to the rear yard boundary setback; vi. DEV3-S6; vii. DEV3-S7; viii. DEV3-S8; ix. DEV3-S9; x. DEV3-S10; and xi. DEV3-S11</p> <p>2. Activity status: Restricted Discretionary where: a. Compliance with the requirements of DEV3-R27.1 cannot be achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV3-P2 and GRZ-P8 <u>MRZ-P8</u>.</p> <p>...</p>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R28	Kāinga Ora Homes and Communities	391.759	Support in part	Supports this rule in part, particularly the preclusion of public notification. Opposes the inclusion of multi-unit housing as it is considered this can be managed through DEV3-R27 in accordance with the amendments sought to that rule. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Retain DEV3-R28 (Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village - Built Areas) and seeks amendments.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R28	Kāinga Ora Homes and Communities	391.760	Support in part	Supports this rule in part, particularly the preclusion of public notification. Opposes the inclusion of multi-unit housing as it is considered this can be managed through DEV3-R27 in accordance with the amendments sought to that rule. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	<p>Amend DEV3-R28 (Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village - Built Areas) as follows:</p> <p>Construction of buildings, accessory buildings or structures for multi-unit development or a retirement village, and additions or alterations to a multi-unit housing or retirement village - Built Areas</p> <p>1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: a. DEV3-S1; b. DEV3-S2; c. DEV3-S3; d. DEV3-S4; e. DEV3-S5; f. DEV3-S12; g. DEV3-S13; h. DEV3-S14; and i. DEV3-S15; and 2. The extent and effect of non-compliance with the requirements in Appendix 13; 3. The matters in DEV3-P2, 4, 4, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV3-P2, DEV3-P5, and MRZ-P5, and MRZ-P10 for a retirement village.</p> <p>...</p>

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Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R28	Kāinga Ora Homes and Communities	391.761	Support in part	Supports this rule in part, particularly the preclusion of public notification. Seeks amendments to preclude limited notification for developments that comply with the relevant standards.	Retain DEV3-R28 (Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village - Built Areas) and seeks amendments.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-R28	Kāinga Ora Homes and Communities	391.762	Amend	Supports this rule in part, particularly the preclusion of public notification. Seeks amendments to preclude limited notification for developments that comply with the relevant standards.	Amend DEV3-R28 (Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village - Built Areas) as follows: Construction of buildings, accessory buildings or structures for multi-unit development or a retirements village, and additions or alterations to a multi-unit housing or retirement village – Built Areas ... Notification status: An application for resource consent made in respect of rule DEV3-R28.1 is precluded from being publicly notified. <u>An application for resource consent made in respect of rule DEV3-R28.1 that complies with the relevant standards is precluded from public and limited notification.</u>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-S1	Fire and Emergency New Zealand	273.360	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as ‘hose drying towers’, they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports DEV3-S1 (Building height), with amendment.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-S1	Fire and Emergency New Zealand	273.361	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as ‘hose drying towers’, they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend DEV3-S1 (Building height) as follows: This standard does not apply to: ... <u>a. Fences or standalone walls; and</u> <u>b. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-S3	Fire and Emergency New Zealand	273.362	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as ‘hose drying towers’, they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports DEV3-S3 (Height in relation to boundary), with amendment.
Development Area / Development Area Upper Stebbings and Glenside West / DEV3-S3	Fire and Emergency New Zealand	273.363	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as ‘hose drying towers’, they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend DEV3-S3 (Height in relation to boundary) as follows: This standard does not apply to: ... <u>b. Existing or proposed internal boundaries within a site; and</u> <u>c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and</u> <u>d. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>