

This entire chapter has been notified using the RMA Part One, Schedule 1 process (**P1 Sch1**).  
Text shown in **red** (both underlined and ~~struck-out~~) represents all changes recommended by the Panel to the notified Plan provisions

# APP13 – Te Rohe Whanake o Upper Stebbings me Glenside West

## APP13 – Upper Stebbings and Glenside West Development Area

### Upper Stebbings and Glenside West Development Area

Requirements for Upper Stebbings	
<b>Open Spaces</b>	
<b>DEV3-APP-R1</b>	<ol style="list-style-type: none"> <li>1. A high-quality fit-for-purpose open space network must be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:                             <ol style="list-style-type: none"> <li>a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and connections to <del>the ridgetop</del><u>Marshall's Ridge</u>, streams, and the Redwood Bush Reserve;</li> <li>b. Integration of the land underneath transmission lines into the open space network so it can be accessed and used by the public for recreation purposes. For example, as a dog exercise area as required by DEV3-APP-<del>R1.d4</del>;</li> <li>c. Three neighbourhood parks of at least 0.25 ha must be provided in the approximate locations on the Development Plan. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change;</li> </ol> </li> <li>2. All neighbourhood parks must include:                             <ol style="list-style-type: none"> <li>a. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities;</li> <li>b. Play equipment;</li> <li>c. Large shade trees;</li> <li>d. Seats; and</li> <li>e. Pedestrian access paths/tracks;</li> </ol> </li> <li>3. Neighbourhood parks can also include:                             <ol style="list-style-type: none"> <li>a. Opportunity for community garden; and</li> <li>b. Connections to natural open spaces where possible;</li> </ol> </li> <li>4. In addition to the three neighbourhood parks required by DEV3-APP-R1.1.c, a fenced dog exercise area a minimum of 0.4 ha in size must be constructed and accessible for public use at the time the 300<sup>th</sup> dwelling is constructed within Upper Stebbings; and</li> <li>5. The neighbourhood parks <del>required by DEV3-APP-R1.e</del> must be constructed and accessible for public use at the time the 100<sup>th</sup> dwelling within the relevant neighbourhood park catchment area shown on the Development Plan <u>maps as catchment areas A to C</u>, is constructed.</li> </ol>
<b>Roads</b>	

DEV3-APP-R2	1. A collector road shall be constructed which connects Melksham Drive and Rochdale Drive to form a loop through Upper Stebbings.
<b>Bus services</b>	
DEV3-APP-R3	<p>1. The design and construction of the collector road shall include:</p> <ul style="list-style-type: none"> <li>a. Bus shelters every 400m; and</li> <li>b. Bus turnarounds when and where necessary to enable the extension of the bus route as the area is being developed.</li> </ul> <p><i>Note: Greater Wellington Regional Council should be consulted with to ensure bus infrastructure meets their requirements to extend the bus service along Melksham Drive.</i></p>
<b>Requirements for Glenside West</b>	
<b>Open Spaces</b>	
DEV3-APP-R4	<p>1. A neighbourhood park of at least 0.25 ha must be provided in the approximate location on the Development Plan. It must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change.</p> <ul style="list-style-type: none"> <li>a. The neighbourhood park must include: <ul style="list-style-type: none"> <li>i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities;</li> <li>ii. Play opportunities or play equipment;</li> <li>iii. Large shade trees;</li> <li>iv. Seats; and</li> <li>v. Pedestrian access paths/tracks.</li> </ul> </li> </ul> <p>2. The neighbourhood park can also include:</p> <ul style="list-style-type: none"> <li>a. Opportunity for a community garden; and <ul style="list-style-type: none"> <li>i. Connections to natural open spaces where possible.</li> </ul> </li> </ul> <p>3. The Neighbourhood Park <del>required by DEV3-APP-R4.a</del> must be constructed and accessible for public use at the time the 50<sup>th</sup> dwelling <u>within the relevant neighbourhood park catchment area, shown on the Development Plan maps as catchment area D,</u> is constructed.</p>
<b>Roads</b>	
DEV3-APP-R5	<p>1. Prior to the construction of any dwellings in the Glenside West Development Area, an intersection connecting a road from the Development Area to Westchester Drive must be constructed.</p> <p>2. Prior to constructing the intersection required by DEV3-APP-R5.a1, a multi-modal safety audit must be carried out to assess:</p> <ul style="list-style-type: none"> <li>a. The traffic impacts of the projected dwellings within the Glenside West Development Plan area on surrounding road network, including on the required intersection with Westchester Drive; and</li> <li>b. The provision of a cycling and pedestrian connections through the intersection.</li> </ul>