

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Rod Halliday	25.35	Development Area / Development Area Lincolnshire Farm / General DEV2	Support	Supports the sentence 'location of roads and special features are not intended to be immovable' in DEV2 (Development Area - Lincolnshire Farm).	Retain DEV2 (Lincolnshire Farm) as notified with the wording 'location of roads and special features are not intended to be immovable'.	Accept in part	No
Rod Halliday	25.36	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers that the sentence 'location of roads and special features are not intended to be immovable' in DEV2 (Development Area - Lincolnshire Farm) should be highlighted.	Seeks that 'location of roads and special features are not intended to be immovable' in DEV2 (Development Area - Lincolnshire Farm) be highlighted.	Accept in part	No
Rod Halliday	25.37	Development Area / Development Area Lincolnshire Farm / General DEV2	Support in part	The Lincolnshire Farm Development Plan is generally supported including the introduction of the MDRZ throughout to achieve higher density and increase housing supply.	Not specified.	Accept in part	No
Wellington City Youth Council	201.40	Development Area / Development Area Lincolnshire Farm / General DEV2	Support	Supports the main developments of Upper Stebbings/Glenside West and Lincolnshire Farm and the accompanying zone redesignation for both areas. Considers that provision of housing for a growing population is important, and creating new higher density areas plays a role in this.	Retain DEV2 (Lincolnshire Farm) as notified.	Accept in part	No
Wellington City Council	266.162	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers it necessary to add an additional paragraph to the introduction of this chapter to provide for the construction of a new link road between Jamaica Drive and Mark Avenue, as shown in the Development Plan. This is to prevent unnecessary resource consenting impeding the progression of the road once this is ready for construction.	Add the following paragraph to the introduction, between existing paragraphs three and four: <u>The new roading connection between Jamaica Drive and Mark Avenue is essential infrastructure that is required to implement the Development Plan. This connection will ensure that the Lincolnshire Farm neighbourhood centre, school, and community hub will be accessible to the whole community and have a viable catchment; and the residents of Lincolnshire Farm will have public transport, cycling and vehicular access to Takapu Train Station. An alternative transport route to State Highway 1 and Willowbank Road / Middleton Road will add resilience to the road network.</u>	Accept	Yes
Wellington City Council	266.163	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers it necessary to add a new objective to support the construction of the link road between Jamaica Drive and Mark Avenue, as shown in the Development Plan, and generally to support access and connection across Lincolnshire and Woodridge areas.	Add a new objective DEV2-05 to the Development Area Lincolnshire Farm chapter as follows: <u>DEV2-05 Access and connection</u> <u>New communities at Lincolnshire Farm are well connected with each other and with the adjoining communities in Grenada North and Woodridge to increase their resilience and accessibility.</u>	Accept	Yes
Transpower New Zealand Limited	315.187	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers existing transmission lines traverse the northern part of the Lincolnshire Farm Development Area, over areas zoned for Medium Density Residential and Open Space (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. Seeks amendment to reference the National Grid transmission lines to highlight their existence to plan users. (see original submission for images supplied)	Amend the introductory text to the Development Area 2 chapter as follows: ... There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood. <u>Existing transmission lines traverse the site, and any development must be appropriately managed to ensure the National Grid is not compromised.</u> A local centre is intended to act as a focal point and meeting space for the neighbourhood and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive design methods will be used which will benefit water quality and reduce impacts from runoff. ...	Accept	Yes
Waka Kotahi	370.448	Development Area / Development Area Lincolnshire Farm / General DEV2	Support in part	The Lincolnshire Farm Development Area is supported, but an amendment is sought.	Retain Development Area 2: Lincolnshire Farm Development Area and seeks amendment	Accept in part	No
Waka Kotahi	370.449	Development Area / Development Area Lincolnshire Farm / General DEV2	Amend	Considers that the following amendments are required to the Lincolnshire Farm Development Area: a) Access on to the Johnsonville Porirua Motorway (SH1) at the Grenada Drive intersection may require upgrades to ensure no level of service deficiency as identified in the "Lincolnshire Farm Transport Review – June 2021 Tonkin and Taylor Ltd". Further investigation should be made into this. Development should be managed until such time that appropriate mitigation has been determined or funding identified. b) Needs a specific to integrated transport including multi-modal connections needs to be provided for. DEV-02 and DEV-03 generally direct development to consider integration but it is not explicit to transportation.	Seeks to amend Development Area 2: Lincolnshire Farm Development Area to include proviso that planned development shall only occur once the infrastructure upgrades, including SH1 and Grenada Drive intersection have been completed. Also seeks to include specific reference to all development within the Lincolnshire Farm area to facilitate multi-modal connections.	Accept in part	No

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Victoria University of Wellington Students' Association	123.62	Development Area / Development Area Lincolnshire Farm / DEV2-O1	Support	Supports the Lincolnshire Farm development zone. [Refer to original submission for full reasons].	Not specified.	Accept	No
Wellington City Council	266.164	Development Area / Development Area Lincolnshire Farm / DEV2-P1	Amend	Considers it necessary to reflect the new objective relating to the link road.	Amend DEV2-P1 (Coordinated Development) as follows: Provide flexibility for development and subdivision in the Lincolnshire Farm Development Area while ensuring that: ... <u>9. A continuous road connection is provided across the Lincolnshire Farm Development Area connecting Jamaica Drive to Mark Avenue and Grenada Drive to Woodridge Drive, in general accordance with the alignment shown on the Development Area Plan;</u> 9-10. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 10-11. The development achieves hydraulic neutrality over the entire Development Area; 11-12. Buildings and sensitive activities are not located in overland flow paths, stream corridors or ponding areas; 12-13. Development does not result in the fragmentation of sites in a manner that may compromise the anticipated future urban form of the area; 13-14. Planned minimum areas for industrial, local centre, and community facilities are provided within the overall development area; 14-15. Industrial activities that are adjacent to residential sites, open spaces and other sensitive activities provide for appropriate amenity in those adjacent areas; and 15-16. The natural environment and local biodiversity are protected	Accept	Yes
Greater Wellington Regional Council	351.318	Development Area / Development Area Lincolnshire Farm / DEV2-P1	Amend	The submitter suggest amendment to align with what is included in the Upper Stebbings and Glenside West Policies and signal the importance of including public transport and active modes in developments. The Regional Public Transport Plan 2021 states Greater Wellington will work with its regional partners to ensure new developments can accommodate public transport.	Amend DEV2-P1 (Coordinated Development) sub-clause 8 as follows: ... The road and access network provides high connectivity key connections to a well-connected transport network, including roads, public transport links and walking and cycling routes that assist in reducing carbon emissions and traffic congestion and provide a high quality street environment for people	Accept	Yes
Ministry of Education	400.153	Development Area / Development Area Lincolnshire Farm / DEV2-P1	Support	Supports DEV2-P1 as is important to recognise and provide for schools which will service the residential catchments and other community/commercial activities.	Retain DEV2-P1 (Coordinated Development) as notified.	Accept in part	No
Ministry of Education	400.154	Development Area / Development Area Lincolnshire Farm / DEV2-P4	Support	Supports DEV2-P4. The submitter agrees that educational facilities in general are incompatible within the Lincolnshire Farm Industrial Area and therefore supports DEV2-P4 as proposed.	Retain DEV2-P4 (Sensitive activities within the industrial Area) as notified.	Accept	No
Kāinga Ora Homes and Communities	391.745	Development Area / Development Area Lincolnshire Farm / DEV2-P5	Support in part	Seeks 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 DEV2-P5 (Amenity and Design) and seeks amendments.	Accept in part	No
Kāinga Ora Homes and Communities	391.746	Development Area / Development Area Lincolnshire Farm / DEV2-P5	Amend	Seeks 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 DEV2-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. Fulfills 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.	Accept in part	Yes
Fire and Emergency New Zealand	273.346	Development Area / Development Area Lincolnshire Farm / DEV2-R3	Support	Supports the rule as it permits the establishment of emergency service facilities within the Lincolnshire Farm area.	Retain DEV2-R3 (Emergency service facilities) as notified.	Reject	No

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Ministry of Education	400.155	Development Area / Development Area Lincolnshire Farm / DEV2-R4	Support	Supports DEV2-R4 as educational facilities are considered a sensitive activity not ancillary to a permitted activity in the Lincolnshire Farm General Industrial Activity Area. The submitter agrees that educational facilities in general are incompatible within the Farm General Industrial Activity Area and as such is generally accepting of the Discretionary activity status for sensitive activities in this zone.	Retain DEV2-R4 (Sensitive activities not ancillary to a permitted activity) as notified.	Reject	No
Ministry of Education	400.156	Development Area / Development Area Lincolnshire Farm / DEV2-R21	Support	Supports DEV2-R21 as it provides for educational facilities as a permitted activity.	Retain DEV2-R21 (Educational facilities) as notified.	Accept	No
Fire and Emergency New Zealand	273.347	Development Area / Development Area Lincolnshire Farm / DEV2-R23	Support	Supports the rule as it permits the establishment of emergency service facilities within the Lincolnshire Farm area.	Retain DEV-R23 (Emergency service facilities) as notified.	Accept	No
Fire and Emergency New Zealand	273.348	Development Area / Development Area Lincolnshire Farm / DEV2-R26	Support in part	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports DEV-R26 (Supported residential care activities), with amendment.	Reject	No
Fire and Emergency New Zealand	273.349	Development Area / Development Area Lincolnshire Farm / DEV2-R26	Amend	Considers it important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend DEV2-R26 (Supported residential care activities) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities	Reject	No
Greater Wellington Regional Council	351.319	Development Area / Development Area Lincolnshire Farm / DEV2-R42	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 DEV2-R42 (Demolition or removal of buildings and structures in all activity areas) with amendment.	Reject	No
Greater Wellington Regional Council	351.320	Development Area / Development Area Lincolnshire Farm / DEV2-R42	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 DEV2-R42 (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.	Reject	No
Kāinga Ora Homes and Communities	391.747	Development Area / Development Area Lincolnshire Farm / DEV2-R44	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.	Retain DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) and seeks amendments.	Reject	No
Kāinga Ora Homes and Communities	391.748	Development Area / Development Area Lincolnshire Farm / DEV2-R44	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.	Amend DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) as follows: Construction, addition or alteration of residential buildings and structures including accessory buildings but excluding multi-unit housing – Medium Density Residential Area 1. Activity Status: Permitted where: a. There are no more than three residential unit on a site; and	Reject	No
Kāinga Ora Homes and Communities	391.749	Development Area / Development Area Lincolnshire Farm / DEV2-R44	Support in part	Amendment is sought to delete reference to MRZ-P10 which is opposed.	Retain DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) and seeks amendment.	Reject	No
Kāinga Ora Homes and Communities	391.750	Development Area / Development Area Lincolnshire Farm / DEV2-R44	Amend	Amendment is sought to delete reference to MRZ-P10 which is opposed.	Amend DEV2-R44 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Medium Density Residential Activity Area) as follows: 2. Activity status: Restricted Discretionary where: Compliance with the requirements of DEV2-R45.1 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 infringing standards; and 2. The matters in DEV2-P2 and MRZ-P10	Reject	No

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Kāinga Ora Homes and Communities	391.751	Development Area / Development Area Lincolnshire Farm / DEV2-R45	Support in part	Supports this rule in part, particularly the preclusion of public notification. Opposes the inclusion of multi-unit housing as considers this can be managed through DEV2-R44 in accordance with the amendments sought to that rule. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Retain DEV2-R45 (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 – Medium Density Residential Activity Area) and seeks amendments.	Reject	No
Kāinga Ora Homes and Communities	391.752	Development Area / Development Area Lincolnshire Farm / DEV2-R45	Amend	Supports this rule in part, particularly the preclusion of public notification. Opposes the inclusion of multi-unit housing as considers this can be managed through DEV2-R44 in accordance with the amendments sought to that rule. A further amendment is sought to delete reference to MRZ-P10 which is opposed.	Amend DEV2-R45 (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 – Medium Density Residential Activity Area) 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 – Medium Density Residential Activity Area. 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: i. DEV2-S6; ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S17; v. DEV2-S18; vi. DEV2-S19; and vii. DEV2-S20; and 2. The extent and effect of non-compliance with the requirements in Appendix 12; 3. The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV2-P5, and MRZ-P5, and MRZ-P10 for a retirement village. ...	Reject	No
Kāinga Ora Homes and Communities	391.753	Development Area / Development Area Lincolnshire Farm / DEV2-R45	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 DEV2-R45 (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 – Medium Density Residential Activity Area) and seeks amendments.	Reject	No
Kāinga Ora Homes and Communities	391.754	Development Area / Development Area Lincolnshire Farm / DEV2-R45	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 DEV2-R45 (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 – Medium Density Residential Activity Area) as follows: ... Notification status: An application for resource consent made in respect of rule DEV2-R45.1 is precluded from being publicly notified. <u>An application for resource consent made in respect of rule DEV2-R45.1 that complies with the relevant standards is precluded from public and limited notification.</u>	Reject	No
Fire and Emergency New Zealand	273.350	Development Area / Development Area Lincolnshire Farm / DEV2-S1	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 DEV2-S1 (Maximum height - General Industrial Activity Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.351	Development Area / Development Area Lincolnshire Farm / DEV2-S1	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 DEV2-S1 (Maximum height - General Industrial Activity Area) as follows: This standard does not apply to: ... <u>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Fire and Emergency New Zealand	273.352	Development Area / Development Area Lincolnshire Farm / DEV2-S2	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 DEV2-S2 (Height in relation to boundary - General Industrial Activity Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.353	Development Area / Development Area Lincolnshire Farm / DEV2-S2	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 DEV2-S2 (Height in relation to boundary - General Industrial Activity Area) as follows: This standard does not apply to: ... <u>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No

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Fire and Emergency New Zealand	273.354	Development Area / Development Area / Lincolnshire Farm / DEV2-S6	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 DEV2-S6 (Building height - Medium Density Residential Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.355	Development Area / Development Area / Lincolnshire Farm / DEV2-S6	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 DEV2-S6 (Building height - Medium Density Residential Area) as follows: This standard does not apply to: ... 1. Multi-unit housing; and 2. Retirement villages; and 3. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject	No
Fire and Emergency New Zealand	273.356	Development Area / Development Area / Lincolnshire Farm / DEV2-S8	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 DEV2-S8 (Height in relation to boundary - Medium Density Residential Area), with amendment.	Reject	No
Fire and Emergency New Zealand	273.357	Development Area / Development Area / Lincolnshire Farm / DEV2-S8	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 DEV2-S8 (Height in relation to boundary - Medium Density Residential Area) as follows: This standard does not apply to: ... i. Multi-unit housing; and ii. Retirement villages; and iii. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject	No
Rod Halliday	25.38	Development Area / Development Area / Lincolnshire Farm / DEV2-S15	Amend	Considers that 30% permeable surface is too high because the MDRZ allows for 50% site coverage and DEV-S14 (Landscaped area – Medium Density Residential Area) requires 20% landscape area of grass or plants.	Seeks that DEV2-S15.1 (Permeable surface area - Medium Density Residential Area) be amended to require a minimum of 20% of net surface area be permeable.	Reject	No
Glenside Progressive Association (GPA)	FS4.8	Development Area / Glenside West Development Area / DEV2-S15	Oppose	Oppose submitter seeking to reduce permeable surface from 30% to 20%. This is because residents below the site and downstream will be adversely affected. Housing development on Glenside West slopes should be hydrologically neutral. Because this is almost certainly not achievable, we oppose any high or medium density housing development in this area at all. The Boffa Miskell Upper Stebbings Valley Wellington Landscape and Ecology Analysis report (2018) is very pertinent when considering this development. This report identified Glenside West as having remnant forest of high ecological values, worthy of protection. [Inferred reference to submission 25.38]	Disallow / Seeks that the submission is disallowed to retain appropriate standard for permeable surfaces that avoids any increase in flooding or risk of slips i.e 30% permeable surface or higher. [Refer to further submission for full decision requested]	Reject	No
Rod Halliday	25.39	Development Area / Development Area / Lincolnshire Farm / DEV2-S16	Amend	Considers that the maximum height of 2m for a standalone fence is too low.	Seeks that DEV2-S16.2.b (Fences and standalone walls - Medium Density Residential Area) be amended to remove reference to walls.	Reject	No
Rod Halliday	25.40	Development Area / Development Area / Lincolnshire Farm / DEV2-S16	Amend	Considers that the maximum height for standalone fences and walls needs to specifically exclude retaining walls as they are commonplace and should be part of the measurement.	Seeks that DEV2-S16.2.b (Fences and standalone walls - Medium Density Residential Area) be amended to allow a fence to be 1.5m in height before the 50% visually transparency requirement applies.	Reject	No
Rod Halliday	25.41	Development Area / Development Area / Lincolnshire Farm / DEV2-S18	Amend	Considers that communal space minimum area and dimensions would benefit from more clarification, namely a note section or an example. The assumption is that the minimum area is cumulative and that minimum dimensions remain 8m.	Seeks that a clarification note be made to DEV2-S18 (Outdoor living space for multi-unit housing) regarding communal space rules.	Reject	No
Rod Halliday	25.42	Development Area / Development Area / Lincolnshire Farm / DEV2-S18	Not specified	Supports minimum areas being cumulative.	Seeks that the minimum area standards in DEV2-S17 (Minimum residential unit size) and DEV2-S18 (Outdoor living space) are cumulative.	Reject	No

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Rod Halliday	25.43	Development Area / Development Area Lincolnshire Farm / DEV2-518	Not specified	Supports minimum dimensions remaining at 8m.	Seeks that the minimum dimension standards in DEV2-517 (Minimum residential unit size) and DEV2-518 (Outdoor living space) are retained at 8m.	Reject	No
Rod Halliday	25.44	Development Area / Development Area Lincolnshire Farm / DEV2-520	Not specified	Considers that DEV2-520 should be clarified so that it accounts for new roads, reserve areas, right of ways or easement areas (drainage etc). Or hazard area on a site (ponding/flood), SNA's or sites of significance.	Seeks that DEV2-520 (Minimum density) is amended to specify that roads, reserve areas, right of ways or easement areas (drainage etc), or hazard areas on a site (ponding/flood), SNA's or sites of significance are excluded when calculating density.	Reject	No
Glenside Progressive Association (GPA)	FS4.9	Development Area / Glenside West Development Area / DEV2-520	Oppose	<p>Oppose submitter seeking to reduce permeable surface from 30% to 20%. This is because residents below the site and downstream will be adversely affected.</p> <p>Housing development on Glenside West slopes should be hydrologically neutral. Because this is almost certainly not achievable, we oppose any high or medium density housing development in this area at all.</p> <p>The Boffa Miskell Upper Stebbings Valley Wellington Landscape and Ecology Analysis report (2018) is very pertinent when considering this development. This report identified Glenside West as having remnant forest of high ecological values, worthy of protection.</p> <p>[Inferred reference to submission 25.44]</p>	<p>Disallow / Seeks:</p> <ul style="list-style-type: none"> - Acknowledgement by Council that the Government's Policy Statement on Urban Development does not apply to areas such as Glenside West. - That any development in Glenside West takes place with a minimum of earthworks and that natural gullies are not filled in. - That the grey unbuild area in Glenside West is unsuitable land for housing and that the whole area shown in mustard/yellow (Fig 1) is limited to Large Lot Residential. - Roading and housing doesn't extend into gullies, ephemeral streams, intermittent and perennial streams and is kept away from the ridgetop. - Furthermore no housing is built above the current Glenside-Churton park suburb boundary in order that the ridgeline is offered at least some degree of visual protection. - Significant Natural Areas (SNAs) on this site must be preserved and not impacted by development, if any development is to take place 	Reject	No
Rod Halliday	25.45	Development Area / Development Area Lincolnshire Farm / DEV2-520	Amend	Considers that DEV2-520 (Minimum density) lacks clarity and should be amended.	Seeks that DEV2-520 (Minimum Density) is amended to add more detail on how minimum density is calculated.	Reject	No
Rod Halliday	25.49	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Not specified	Not opposed to the provision of a new school of 3ha in DEV2-APP-R2 (School site) provided two clarifications are sought.	Not specified.	Accept in part	No
Rod Halliday	25.50	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Amend	Considers that the land provided for the new school of 3ha in DEV2-APP-R2 (School site) should be purchased by the Ministry of Education.	Amend DEV2-APP-R2 (School site) to include that the land would need to be purchased by the Ministry of Education.	Reject	No
Ministry of Education	FS52.1	Part 4 / Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Oppose	<p>The Ministry of Education wishes to oppose Sub No/Point No 25.50 as it seeks to change the requirements for the Lincolnshire Farm Development Area. The Ministry fully supports the identification of a new school in this area to support the future population growth that is envisaged. However, the requirement that the Ministry should purchase the land of 3ha which must be set aside for schools under DEV2-APP-R2 as a District Plan matter is opposed.</p> <p>The Ministry is of the view that the purchase of land is not a District Plan matter as it requires an open and unfettered negotiation between the vendor and the purchaser in accordance with the requirements of the Public Works Act and Ministry guidelines. By requiring the purchase of the land as a District Plan matter the negotiations for the land would be constrained. For example, there may be alternatives to outright purchase that could be explored in those negotiations such as the Ministry acquiring a leasehold interest in the land.</p>	Disallow	Accept	No
Rod Halliday	25.51	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Amend	<p>Considers that the requirement for the land provided for the new school in DEV2-APP-R2 (School site) to be flat will be difficult and expensive.</p> <p>No other school site in Wellington's Northern suburbs is flat and are typically built over multiple levels. The land in Lincolnshire is not flat and obtaining consents from GWRC for bulk earthworks is extremely difficult given the current legislature and planning framework. [Refer to original submission for full reason].</p> <p>The NES - Freshwater Standards that re-defined and expanded the definition of wetlands to include stock wetlands, and new rules relating to earthworks, stormwater discharges and vegetation removal within certain distances from these areas, makes it difficult to achieve a largely flat site for a school.</p>	Clarify DEV2-APP-R2 (School site) to include that the land for the new school may be handed over in original form and allow the Ministry of Education to obtain earthworks consents as a designating authority.	Accept in part	Yes
Rod Halliday	25.52	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Not specified	Not opposed to the provision of a community facility in DEV2-APP-R3 (Community facilities) provided two clarifications are sought.	Not specified.	Accept in part	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Rod Halliday	25.53	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Amend	<p>Considers that the requirement for the land provided for the new community facility in DEV2-APP-R3 (Community facility) to be flat will be difficult and expensive.</p> <p>The land in Lincolnshire is not flat and obtaining consents from GWRC for bulk earthworks is extremely difficult given the current legislature and planning framework. [Refer to original submission for full reason].</p> <p>The NES - Freshwater Standards that re-defined and expanded the definition of wetlands to include stock wetlands, and new rules relating to earthworks, stormwater discharges and vegetation removal within certain distances from these areas, makes it difficult to achieve a largely flat site for a community facility.</p>	Clarify DEV-APP-R3 (Community facilities) to include that the land for the new community facility may be handed over in original form and allow Wellington City Council to obtain earthworks consents as a designating authority.	Accept in part	Yes
Rod Halliday	25.54	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Support in part	Not opposed to the provision of a new community park of between 4-6ha in DEV-APP-R4 (Open spaces) provided two clarifications are sought.	Not specified.	Accept in part	No
Rod Halliday	25.55	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Amend	<p>Considers that the requirement for the land provided for the new community facility in DEV2-APP-R4 (Open spaces) to be flat will be difficult and expensive.</p> <p>The land in Lincolnshire is not flat and obtaining consents from GWRC for bulk earthworks is extremely difficult given the current legislature and planning framework. [Refer to original submission for full reason].</p> <p>The NES - Freshwater Standards that re-defined and expanded the definition of wetlands to include stock wetlands, and new rules relating to earthworks, stormwater discharges and vegetation removal within certain distances from these areas, makes it difficult to achieve a largely flat site for a sports field.</p>	Clarify DEV-APP-R4 (Open spaces) to include that the land for the new community park may be handed over in original form and allow Wellington City Council to obtain earthworks consents as a designating authority.	Accept in part	Yes
Rod Halliday	25.56	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Amend	Considers that Lincolnshire Farm Ltd are developing land.	Clarify DEV-APP-R4 (open spaces) to include that the land for the new community park will be formalised in a reserves agreement with Lincolnshire Farm Ltd who are developing the land.	Reject	No
Wellington City Council	266.173	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Amend	Considers amendments necessary to provide clarification, cross reference and better connection between the Development Plan maps and appendices.	Amend DEV2-APP-R4.1.i as follows: The neighbourhood parks required by DEV2-APP-R4.c to DEV2-APP-R4.e must be constructed and accessible for public use at the time the 100th dwelling within the relevant neighbourhood park catchment area, shown on the Development Plan <u>maps as catchment areas A to J</u> , is constructed.	Accept	Yes
Claire Nolan, James Fraser, Bidy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.46	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain Appendix 12 Lincolnshire Farm Development Area as notified.	Accept in part	No
Transpower New Zealand Limited	315.195	Appendices Subpart / Appendices / APP12 Lincolnshire Farm Development Area	Support	Considers existing transmission lines traverse the northern part of the Lincolnshire Farm Development Area, over areas zoned for Medium Density Residential and Open Space (noting the Development Area layer obscures the transmission lines). Transpower supports the reference within the DEV2-APP-R4.	Retain DEV2-APP-R4 (Open Spaces) as notified.	Accept in part	No
Edwin Crampton	21.1	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
John L Morrison	28.2	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No
John L Morrison	28.3	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept	Yes
Richard H. Taylor	35.1	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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]	Accept	Yes
Richard H. Taylor	35.2	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No
Richard H. Taylor	35.3	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No
Barry Ellis	47.3	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Amend	<p>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.</p>	Seeks that data be provided in DEV3 (Development Area: Upper Stebbings and Glenside West) to justify filling in gullies.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.8	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). Hydraulic neutrality is also required unless a detention structure provides this attenuation. As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Accept	No
Barry Ellis	47.4	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Not specified	Considers the WCC is using a flawed survey.	Not Specified	Reject	No
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.9	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). Hydraulic neutrality is also required unless a detention structure provides this attenuation. As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Accept	No
Margaret Ellis	48.3	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.10	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O4	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). Hydraulic neutrality is also required unless a detention structure provides this attenuation. As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Accept	No
Oliver Sangster	112.14	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept	No
Oliver Sangster	112.15	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept	No
Oliver Sangster	112.16	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Not specified	Considers that the Porirua Stream is an environment that is sensitive to urban development. [Inferred reasons]	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)	Accept	No
Oliver Sangster	112.17	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Support	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. Considers that carving this area up into lifestyle blocks will make well planned future development of this area difficult.	Retain housing densities in the Upper Stebbings/Glenside West Development Area as notified.	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
John Tiley	142.21	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Clarity is sought over where residential development can occur in the FUZ (Future Urban Zone) in the Upper Stebbings and Glenside West development. [Inferred decision requested].	Accept in part	No
Brian Sheppard	169.4	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Amend	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. 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. 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. This connection would provide a resilient alternative route for people leaving the City for their homes further north. 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. [Refer to original submission for full reasons].	Seeks that a road connection is provided to join Upper Stebbings and Tawa.	Reject	No
Niki Yosha	178.1	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	Opposes the development of Marshall Ridge in Glenside West. 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. 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. 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. 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. 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. Considers that the developer in question for this block does not have a good history of stormwater management. [Refer to original submission for full reasons].	Seeks that WCC rejects the proposed development of Glenside West, specifically on Marshall Ridge. 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. Additionally, ensure that no gullies are filled, and no streams piped or covered in order to protect current wildlife populations and native bush stands.	Accept in part	No
Churton Park Community Association	189.21	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Clarity is sought over where residential development can occur in the FUZ in the Upper Stebbings and Glenside West development. [Inferred decision requested].	Accept in part	No
Kāinga Ora – Homes and Communities	F589.51	Part 3 / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	Kāinga Ora seeks further clarity on how this relief may impact opportunities for residential intensification to commence in the area in accordance with the primary submission.	Disallow	Accept in part	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington City Youth Council	201.41	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Support	Supports the main developments of Upper Stebbings/Glenside West and Lincolnshire Farm and the accompanying zone redesignation for both areas. Considers that provision of housing for a growing population is important, and creating new higher density areas plays a role in this.	Retain DEV3 (Upper Stebbings development) as notified.	Accept in part	No
Tawa Community Board	294.18	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Support	Supports the proposed plan for Upper Stebbings Valley, in particular the protection given to ecology.	Retain DEV3 chapter (Upper Stebbings and Glenside West) as notified.	Accept in part	No
Transpower New Zealand Limited	315.188	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Support	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]	Retain the introductory text to the Development Area 3 Chapter as notified.	Accept in part	No
Claire Bibby	329.2	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Amend	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): 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.	Seeks that an Archaeological Field survey be required for any development in the Glenside West Development Area.	Reject	No
Richard Herbert	360.5	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept in part	No
Richard Herbert	360.6	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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).	Accept in part	No
Waka Kotahi	370.450	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept in part	No
Waka Kotahi	370.451	Special Purpose Zones / Development Area Upper Stebbings and Glenside West / General DEV3	Amend	Considers that the following amendments are required to the Upper Stebbings and Glenside West Development Area: 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. 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.	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.	Accept in part	No
Glenside Progressive Association Inc	374.5	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No
Glenside Progressive Association Inc	374.6	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	No
Glenside Progressive Association Inc	374.7	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.4	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Reject	No
Glenside Progressive Association Inc	374.8	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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. The areas have been identified for urban development since the 1970s-</u>	Accept in part	Yes
Glenside Progressive Association Inc	374.9	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Accept in part	No
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.5	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Accept in part	No
Andy Foster	FS86.23	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 374.9].	Allow	Accept in part	No
Donna Sherlock	384.3	Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	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.	Reject	no
John Tiley	142.22	Development Area / Development Area Upper Stebbings and Glenside West / New DEV3	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.	Accept in part	Yes
Andy Foster	FS86.31	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / New DEV3	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 142.22].	Allow	Accept in part	No
Churton Park Community Association	189.22	Development Area / Development Area Upper Stebbings and Glenside West / New DEV3	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.	Accept in part	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Andy Foster	F586.41	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / New DEV3	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 189.22].	Allow	Accept in part	No
Victoria University of Wellington Students' Association	123.63	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	Support	Supports the Upper Stebbings/Glenside West development zone. [Refer to original submission for full reasons].	Not specified.	Accept	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.37	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	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.	Reject	No
Ministry of Education	400.157	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	Support in part	Supports DEV3-O1 in part.	Retain DEV3-O1 (Purpose) with amendment.	Accept in part	No
Ministry of Education	400.158	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O1	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.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.38	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O2	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-O2 (Activities and development) and seeks amendment.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.39	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O2	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-O2 (Activities and development) as follows: Activities and development Activities are carried out in an <u>a responsible, integrated and coordinated way- in adherence to the objectives, policies rules and standards of the District Plan entire.</u>	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.40	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O2	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-O2 (Activities and development) is amended to strengthen wording to stipulate the need to adhere to Te Kaupapa of the Draft District Plan.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.41	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O3	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-O3 (Amenity and Design).	Reject	No

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Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.11	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / General DEV3	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth. There is no reason to limit these areas to low density, especially with such a small pocket of space proposed for development and the NPS-UD seeking density.	Disallow	Accept	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.42	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O4	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 in stead 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-O4 (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.	Accept	Yes
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.43	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O4	Amend	Seeks that DEV-O4 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-O4 (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.	Reject	No
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.12	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-O4	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth. There is no reason to limit these areas to low density, especially with such a small pocket of space proposed for development and the NPS-UD seeking density.	Disallow	Accept in part	No
John Tiley	142.23	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Amend	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. Considers that a 'No Build Area' means exactly that, without compromise.	Seeks that DEV3-P1 (Activities) is amended to provide a clear statement that a 'No Build Area' means no building without compromise.	Accept in part	No
Churton Park Community Association	189.23	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Amend	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. Considers that a 'No Build Area' means exactly that, without compromise.	Seeks that DEV3-P1 (Activities) is amended to provide a clear statement that a 'No Build Area' means no building without compromise.	Accept in part	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.44	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Amend	Considers that the policy is too softly worded suggesting 'non-build spaces' are available predominantly for facilitating construction or residential facilitation. This could mean escarpment/battens, ditches, construction material storage - gravel pits, asphalt piles, or driveways, parking spaces.	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.	Accept in part	No

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Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.13	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth. There is no reason to limit these areas to low density, especially with such a small pocket of space proposed for development and the NPS-UD seeking density.	Disallow	Accept	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.45	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P1	Amend	Considers that the policy is too softly worded suggesting 'non-build spaces' are available predominantly for facilitating construction or residential facilitation. This could mean escarpment/battens, ditches, construction material storage - gravel pits, asphalt piles, or driveways, parking spaces.	Seeks that DEV3-P1 (Activities) is amended to give non-build areas protections.	Accept in part	No
John Tiley	142.24	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	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-P2 (Residential activities) is amended to not just focus on development but show regard for the adverse effects of development. [Inferred decision requested].	Reject	No
Churton Park Community Association	189.24	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	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-P2 (Residential activities) is amended to not just focus on development but show regard for the adverse effects of development. [Inferred decision requested].	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.46	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	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.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.47	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Amend	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. 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.	Amend DEV3-P2 (Residential Activities) as follows: Residential activities Encourage <u>Require</u> residential activities within the build areas indicated on the Development Plans in the Planning Maps that: ... Fulfill the intent <u>requirement</u> of the Subdivision Design Guide and Residential Design Guide.	Reject	No

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Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.48	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	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 its 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". 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).	Reject	No
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.14	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Oppose	<p>The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth. There is no reason to limit these areas to low density, especially with such a small pocket of space proposed for development and the NPS-UD seeking density.</p>	Disallow	Accept	Yes
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.49	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	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.	Accept in part	No
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.15	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	Oppose	<p>The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth. There is no reason to limit these areas to low density, especially with such a small pocket of space proposed for development and the NPS-UD seeking density.</p>	Disallow	Accept	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.50	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P2	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.	Reject	No
John Tiley	142.25	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P3	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>	Reject	No

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Churton Park Community Association	189.25	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P3	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-P2 (Potentially compatible activities) is amended to not just focus on development but show regard for the adverse effects of development. [Inferred decision requested].	Reject	No
Heldi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.51	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P3	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.	Reject	No
John Tiley	142.26	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Support in part	Supports DEV3-P4, Part 6 as notified.	Retain DEV3-P4 (Coordinated activities), part 6 as notified.	Accept	No
John Tiley	142.27	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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.	Reject	No
John Tiley	142.28	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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).	Accept in part	No
Andy Foster	FS86.32	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Oppose	Supports Glenside Progressive Association's submission regarding the protection of Ridgelines citywide. [See original Further Submission for full reasoning]. [Inferred reference to submission 142.28].	Allow	Reject	No
Churton Park Community Association	189.26	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Support in part	Supports DEV3-P4, Part 6 as notified.	Retain DEV3-P4 (Coordinated activities), part 6 as notified.	Accept	No
Churton Park Community Association	189.27	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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.	Reject	No
Churton Park Community Association	189.28	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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).	Accept in part	No
Fire and Emergency New Zealand	273.358	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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.	Accept	No

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Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.52	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Amend	<p>Considers that protecting Marshall's Ridge would be consistent with the intent of the ODP Ridgelines and Hilltops overlay, introduced by plan change 33.</p> <p>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 sensitivity effect and remove it from the network of accessible public open spaces.</p>	Seeks that DEV3-P4 (Co-ordinated development) is amended to provide absolute protection of Marshall's Ridge.	Accept in part	Yes
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	F575.16	Part 3 / Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. Hydraulic neutrality is also required unless a detention structure provides this attenuation. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth. There is no reason to limit these areas to low density, especially with such a small pocket of space proposed for development and the NPS-UD seeking density.	Disallow	Accept in part	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.53	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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.	Reject	No
Heidi Snelson, Aman Hunt, Chia Hunt, Ela Hunt	276.54	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	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.	Accept	Yes
Richard Herbert	360.7	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P4	Support	DEV3-P4 is supported, as it provides hydraulic neutrality objectives.	Retain DEV3-P4 (Coordinated development) as notified.	Accept	No
John Tiley	142.29	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	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].	Reject	No
Churton Park Community Association	189.29	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	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].	Reject	No
Kāinga Ora Homes and Communities	391.755	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-P5	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.	Accept in part	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.756	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-P5	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. Fulfills 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.	Accept in part	Yes
Ministry of Education	400.159	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R6	Support	Support DEV3-R6 as it provides for educational facilities as a permitted activity.	Retain DEV3-R6 (Educational Facilities) as notified.	Accept	No
Fire and Emergency New Zealand	273.359	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R7	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.	Accept	No
Greater Wellington Regional Council	351.321	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R26	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.	Reject	No
Greater Wellington Regional Council	351.322	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R26	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.	Reject	No
Kāinga Ora Homes and Communities	391.757	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R27	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.	Reject	No
Kāinga Ora Homes and Communities	391.758	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R27	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.	Amend DEV3-R27 (Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing - Built Area) as follows: Construction, addition or alteration of residential buildings and structures including accessory buildings but excluding multi-unit housing - Built Areas 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 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 infringing standards; and 2. The matters in DEV3-P2 and GR2-P8 MR2-P8	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Kāinga Ora Homes and Communities	391.759	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R28	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.	Reject	No
Kāinga Ora Homes and Communities	391.760	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R28	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.	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 retirement village, and additions or alterations to a multi-unit housing or retirement village – Built Areas 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, 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. ...	Reject	No
Kāinga Ora Homes and Communities	391.761	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R28	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.	Reject	No
Kāinga Ora Homes and Communities	391.762	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-R28	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 retirement 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>	Reject	No
Fire and Emergency New Zealand	273.360	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-S1	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.	Reject	No
Fire and Emergency New Zealand	273.361	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-S1	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: ... a. Fences or standalone walls; and b. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Fire and Emergency New Zealand	273.362	Development Area / Development Area / Upper Stebbings and Glenside West / DEV3-S3	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.	Reject	No

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Fire and Emergency New Zealand	273.363	Development Area / Development Area Upper Stebbings and Glenside West / DEV3-S3	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: ... b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; <u>and</u> d. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Edwin Crampton	21.2	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	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. 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.	Seeks that a road connection be provided to join Upper Stebbings with Greyfriars Crescent, Tawa.	Reject	No
Rod Halliday	25.57	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that the planned intersection designed to link Glenside West Development Area and Westchester Drive has already been designed and approved by the Council as part of the resource consent for the Reedy Stage 2 subdivision (WCC SR No. 416389). A multi-modal safety audit to assess the safety of the intersection is therefore not required and should be removed from the provision. The second point in DEV-APP-R5.2 is unnecessary.	Seeks that DEV3-APP-R5 (Roads) be amended to not require a multi-modal safety audit be carried out.	Reject	No
Glenside Progressive Association (GPA)	FS4.4	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Oppose	We submit that the development of the intersection and Te Kahu Road should be brought forward and built now. Completing the Te Kahu link road to Westchester Drive is necessary to reduce circuitous route through Churton Park. The intersection and related road is necessary now, to reduce emissions, reduce wear and tear on roads and to prevent traffic conflicts and near misses at Melksham-Westchester drive intersection.	Disallow / Seeks that it a requirement to construct the Te Kahu link road and intersection in readiness for any further development.	Reject	No
Heidi Snelson	FS24.11	Part 4 / Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Oppose	Submitter looks to not undertake multi-modal safety audit as required with necessary points within DEV-APP-R5.2 being disregarded/deleted/not required to be upheld. The submitter is currently in the process of requesting additional housing density changes, road position changes and dwelling sites changes outside of MDR areas within the Glenside West Development Area. This will mean more road use at this proposed intersection rather than less, requiring an audit and amended/enhanced safety requirements. The proposed intersection is between one blind corner and another with restricted sight lines and heavy use of both commuters and earth moving trucks. Any development of this area will see increased use by the latter for a considerable period of time.	Disallow / Seeks that submission be disallowed to retain the requirement for a multi-modal safety audit in accordance with DEV3-APP-R5.2 given the increasing use of this roading infrastructure.	Accept	No
Rod Halliday	25.58	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that the planned intersection designed to link Glenside West Development Area and Westchester Drive has already been designed and approved by the Council as part of the resource consent for the Reedy Stage 2 subdivision (WCC SR No. 416389). A reference to this construction plan (BECA 3321886-S3-C-0023) should be added in the provision.	Seeks that the first point in DEV3-APP-R5 (Roads) be amended to include a reference to the intersection's approved construction plan (BECA 3321886-S3-C-0023).	Reject	No
Glenside Progressive Association (GPA)	FS4.5	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Oppose	Submits that the development of the intersection and Te Kahu Road should be brought forward and built now. Completing the Te Kahu link road to Westchester Drive is necessary to reduce circuitous route through Churton Park. The intersection and related road is necessary now, to reduce emissions, reduce wear and tear on roads and to prevent traffic conflicts and near misses at Melksham-Westchester drive intersection.	Disallow / Seeks that it a requirement to construct the Te Kahu link road and intersection in readiness for any further development.	Reject	No
Heidi Snelson	FS24.12	Part 4 / Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Oppose	The submitter is currently in the process of requesting additional housing density changes, road position changes and dwelling sites changes outside of MDR areas within the Glenside West Development Area. This will mean more road use at this proposed intersection rather than less, requiring an audit and amended/enhanced safety requirements. The proposed intersection is between one blind corner and another with restricted sight lines and heavy use of both commuters and earth moving trucks. Any development of this area will see increased use by the latter for a considerable period of time.	Disallow	Accept	No

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Rod Halliday	25.59	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that the planned intersection designed to link Glenside West Development Area and Westchester Drive has already been designed and approved by the Council as part of the resource consent for the Reedy Stage 2 subdivision (WCC SR No. 416389). Considers that the second point in DEV-APP-R5.2 is unnecessary.	Seeks that the second point in DEV3-APP-R5 (Roads) be deleted.	Reject	No
Glenside Progressive Association (GPA)	FS4.6	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Oppose	Submits that the development of the intersection and Te Kahu Road should be brought forward and built now. Completing the Te Kahu link road to Westchester Drive is necessary to reduce circuitous route through Churton Park. The intersection and related road is necessary now, to reduce emissions, reduce wear and tear on roads and to prevent traffic conflicts and near misses at Melksham-Westchester drive intersection.	Disallow / Seeks that it a requirement to construct the Te Kahu link road and intersection in readiness for any further development.	Reject	No
Heidi Snelson	FS24.13	Part 4 / Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Oppose	The submitter is currently in the process of requesting additional housing density changes, road position changes and dwelling sites changes outside of MDR areas within the Glenside West Development Area. This will mean more road use at this proposed intersection rather than less, requiring an audit and amended/enhanced safety requirements. The proposed intersection is between one blind corner and another with restricted sight lines and heavy use of both commuters and earth moving trucks. Any development of this area will see increased use by the latter for a considerable period of time.	Disallow	Accept	No
John L Morrison	28.4	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that DEV3-APP-R2 does not include an acceptable road connection between Tawa and Upper Stebbings. A local road should be constructed to connect Melksham Drive or Rochdale Drive in Upper Stebbings to Greyfriars Crescent in Tawa, requiring consequential modifications to the DEV3 Chapter. Adding this road connection would facilitate a compact urban form, which is a WCC objective. [refer to original submission for full reason]	Amend APP13, DEV3-APP-R2 (Roads) as follows: 1. A collector road shall be constructed which connects Melksham Drive and Rochdale Drive to form a loop through Upper Stebbings. A local road shall be constructed to connect Melksham Drive/ Rochdale Drive in Upper Stebbings Valley to Greyfriars Crescent Tawa.	Reject	No
Colin Roy Miller	34.1	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that the current Development Plan for Upper Stebbings and Glenside West does not provide an acceptable road link between Upper Stebbings Valley and Tawa. There is a clear need for more than one access road in and out of the Upper Stebbings Valley development primarily to cope with traffic heading directly north to Tawa, Linden, Kenepuru and Porirua. Considers that in the absence of a community centre at Stebbings Valley, displaced residents must rely on emergency services at either Johnsonville or Tawa. Considers that the Greyfriars link road is the logical northern access route during or after an emergency because of its proximity to Tawa. The Greyfriars link road would not be impacted in adverse circumstances due to its elevation and is also unlikely to be congested. In a worst-case scenario of the overhead Cook Strait DC towers and cables that cross the Stebbings Valley development, access via a connector road to Tawa would be especially valuable.	Amend DEV3-APP-R2 (Roads) as follows: 1. A collector road shall be constructed which connects Melksham Drive and Rochdale Drive to form a loop through Upper Stebbings. 2. A local road shall be constructed to connect the Upper Stebbings loop road to Greyfriars Crescent, Tawa	Reject	No
Richard H. Taylor	35.4	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that DEV3-APP-R2 does not include an acceptable provision for a road connection between Tawa and Upper Stebbings. A local road should be constructed to connect Melksham Drive or Rochdale Drive in Upper Stebbings to Greyfriars Crescent in Tawa. Reasons for adding this road connection are: This road connection would facilitate a compact urban form, which is a WCC objective. A. This is a prime opportunity to increase the resilience of the whole city. The proposed connection will clearly assist in achieving this. B. To help achieve the Council's objective of a compact urban form a connection between Tawa and this new development in Churton Park is necessary. If not undertaken, the development becomes an isolated group of residences. C. The PDP states that the development area has easy access to SH1, the NIMT railway as well as town centres and facilities available in Tawa and Johnsonville. This is a very misleading assertion. Only if there is a connection road via Greyfriars Crescent to Tawa will the railway and Tawa town centre access be available as stated in the PDP. [refer to original submission for full reason]	Amend DEV3-APP13 (Upper Stebbings and Glenside West Development Area) to include a provision for a road to connect Melksham Road in Upper Stebbings with Greyfriars Crescent in Tawa.	Reject	No

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Brian Sheppard	169.5	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	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. 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.	Reject	No
Wellington City Council	266.174	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers amendments necessary to provide clarification, cross reference and better connection between the Development Plan maps and appendices.	<p>Amend DEV3-APP-R1.5 as follows:</p> <p>The neighbourhood parks required by DEV3-APP-R1-e must be constructed and accessible for public use at the time the 100th dwelling within the relevant neighbourhood park catchment area, shown on the Development Plan maps as catchment areas A to C, is constructed.</p>	Accept	Yes
Wellington City Council	266.175	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers amendments necessary to provide clarification, cross reference and better connection between the Development Plan maps and appendices.	<p>Amend DEV3-APP-R4.3 as follows:</p> <p>The Neighbourhood Park required by DEV3-APP-R4.a1 must be constructed and accessible for public use at the time the 50th dwelling is constructed within catchment area D shown on the Development Plan map.</p>	Accept	Yes
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.47	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain Appendix 13 Upper Stebbings and Glenside West Development Area as notified.	Accept in part	No
Transpower New Zealand Limited	315.196	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Support	Considers 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). Transpower supports the recognition of the existing National Grid assets within clause b.	Retain DEV3-APP-R1 (Open Spaces) as notified.	Accept	No
Richard Herbert	360.8	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Support in part	Supports APP13, as it is directed towards providing for development of the 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 APP-13 - Upper Stebbings and Glenside West Development Area with amendment.	Accept in part	No
Richard Herbert	360.9	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Amend	Considers that the Appendix for the Upper Stebbings and Glenside West Development Area 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 APP-13 - Upper Stebbings and Glenside West Development Area.	Accept in part	Yes
Glenside Progressive Association Inc	374.10	Appendices Subpart / Appendices / APP13 Upper Stebbings and Glenside West Development Area	Support	<p>DEV3-APP-R5 is supported. It is agreed that an intersection connecting a road from the Development Area to Westchester Drive must be constructed prior to the construction of any dwellings in the Glenside West Development Area.</p> <p>It is noted that the developer used Te Kahu road (The link from the Reedy block to Westchester Drive) for earthworks on the Reedy block and has still not opened this road for public access, despite being required to as part of the Reedy development.</p>	Retain DEV3-APP-R5 (Roads) as notified.	Accept	No