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Glenside Progressive Association (GPA)

Oral Presentation on Wellington City Council Proposed District Plan Hearing – Stream 6, Glenside West Supporting Notes, 22 Feb 2024

1 Summary

I am from the Glenside Progressive Association and have been a committee member for many years. My presentation today refers to the area zoned for Future Urban Zone in Glenside West. It draws from submissions by the Glenside Progressive Association on the Proposed District Plan (24 Sept, 2022 and touches on other submissions made by Glenside residents on the proposed development by Stebbings Farmlands in Glenside West. It also draws on our responses to selected points made by Stebbing Farmlands representative in their various submissions, citing the remedies we seek.

We consider Glenside West to be unsuitable for the proposed housing development and suggest instead that the proposed development area be classified as Large Lot Residential.

My presentation covers five areas.

- Location and connectivity
- Visual amenity
- Housing density and NPS-UD
- Development Proposal
- Environmental impacts

2 Location and Connectivity

DEV3-O1 Purpose: “ Upper Stebbings and Glenside West are well connected neighbourhoods that accommodate new residential growth...”

Figure 1A below shows the two proposed development areas. Glenside West is separated from Upper Stebbings Valley by a ridgeline, pine plantation and transmission lines offering no through access. There is no existing track connecting them and no possibility of a road link in future.

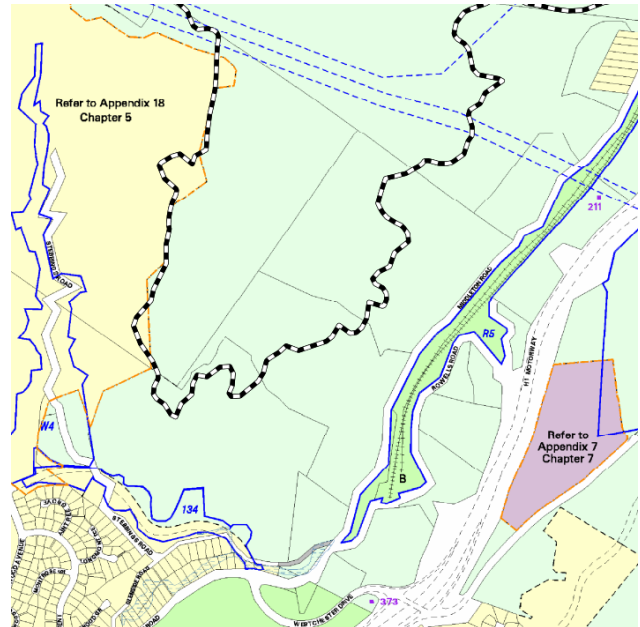
Glenside West will require a new high altitude road link to Farnworth Terrace and will be well beyond walking distance to the Churton Park shopping Centre and proposed bus routes. A new link to Westchester Drive (Te Kaha Road) would provide shorter road access to the motorway for residents of the new Reedy Block.

Conclusion: The proposed Glenside West development will be isolated and poorly connected. There are no remedies we can suggest to improve this.

Fig 1A Upper Stebbings and Glenside West



Fig 1B Marshall Ridge - DPC33 Visual Overlay



3 Visual Amenity

District Plan Change 33, Ridgeline and Hilltops Visual Amenity, 2009 offers visual protection to 19 ridgelines in Wellington covering about 50 sq km.

Their importance is recognised by the Northern Reserves Management Plan, 2008 (NRMP) in which the significance of Marshall Ridge is alluded to several times (paras 8.3.1.1, 8.3.2.1 and 8.4.1.1), eg from para 8.3.2.1

“Marshall Ridge is valued as a critical reserve, contributing to landscape coherence and amenity, providing part of a unifying space framework and offering extremely important views to the Grenada- Newlands area, with slopes providing vital linkages and coherence across the landscape.”

The proposed development removes this protection from Marshall Ridge (Fig 1B) which is very visible from nearby suburbs and from SH1 and is visually stunning, Fig 2. It is also steep terrain unsuitable for development.

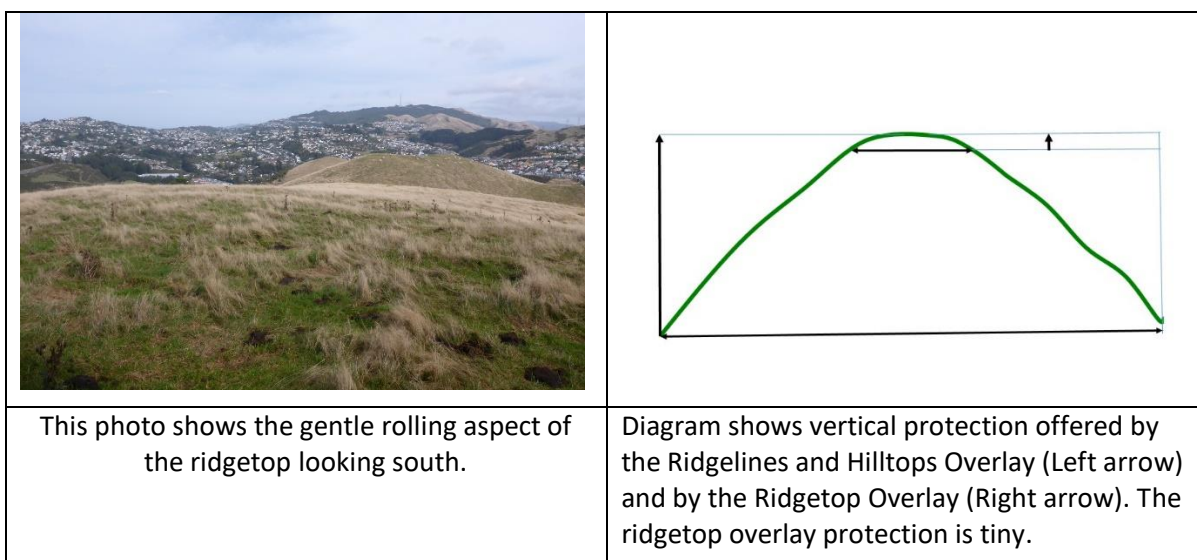
We refer you to submissions by John Tiley, Churton Park, 3 Sept, 2022 which explores this aspect in depth.

Fig 2 Marshall Ridge from SH1



The limited visual protection now offered by the PDP will be ineffective as shown below.

Fig 3 Marshall Ridge



Building close to ridgelines and can be costly and environmentally challenging, leading to erosion, damaging slips and uncontrolled storm water runoff. Ridgeline visual protection also acts as a constraint on such environmental impacts.

4 Housing Density NPS-UD, DEV3-S15

Medium Density Residential Standards (MDRS) do not apply to areas such as Glenside West. This is made clear in Policy 3 of the Policy Statement where rural areas, hillsides and ridgelines are not included. Areas covered by Policy 3 are:

- a) city centre zones
- b) metropolitan centre zones
- c) town centre zones
- d) mixed use zones
- e) high density residential zones
- f) medium density residential zones
- g) general residential zones

Wellington City places great importance in preventing urban sprawl. But this can occur upwards as well as outwards. Both DPC 33 and NPS-UD provide mechanisms for containing and concentrating urban development within city centres and major suburban centres.

We acknowledge the need for more housing in Wellington but this should be limited to the area classes defined by Policy 3.

Remedy we seek: Acknowledgement by Council that the Government’s Policy Statement on Urban Development does not apply to this area, which is steep rural land.

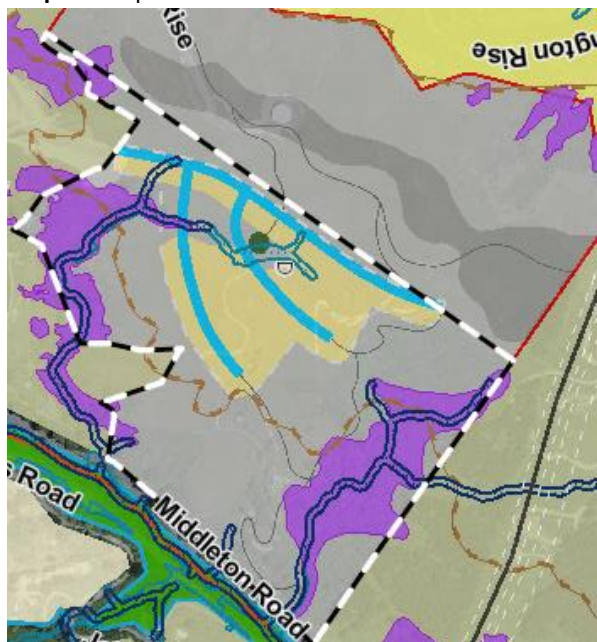
5 Development Proposal, DEV3-S15

Fig. 4 below show what is proposed for Glenside West. Map A is the Proposed District Plan and the RH map Map B is the amended version sought by the developer, Stebbings Farmlands, primarily a change in the roading configuration and an accompanying increase in the area for development (orange hatch).

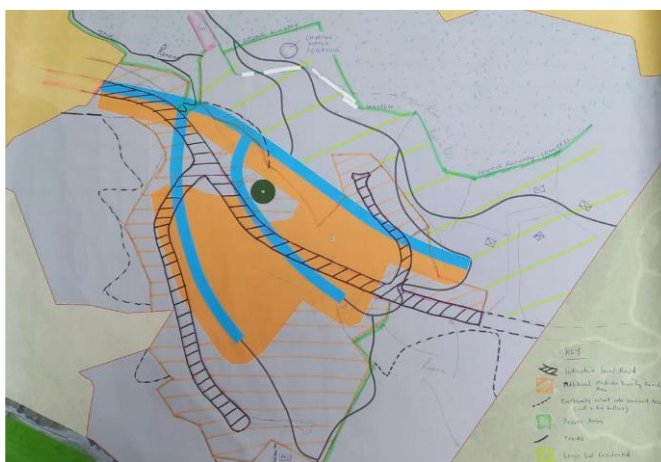
The plan is for MDRH within the part of Marshall Ridge earlier designated as part of the Ridgeline and Hilltop overlay. In both cases, housing is proposed to approach the crest of the ridgeline (Ridgetop) shown in dark grey. Housing constructed here will be very visible from nearby suburbs and SH1. Earthworks are likely to be extensive and gullies filled in. It is likely that the modified proposal by the Developer will result in more housing which will affect more land than Council’s proposal.

Fig 4 Glenside West development as proposed by Council and Developer respectively

Map A Proposed District Plan



Map B Amendments sought by Stebbings Farmlands



Remedy we seek: That the whole area shown in yellow or orange and light grey is limited to Large Lot Residential and that no housing is permitted above the upper black-white line in Map A. We are also strongly opposed to the filling in and piping of perennial and ephemeral streams, as shown in Fig 6.

6 Environmental Impacts

Landscape and Ecology

A report by Boffa Miskell, *Upper Stebbings Valley – Landscape and Ecology Analysis, 2018* identifies Glenside West as having remnant forest of high ecological values.

10.3 The areas of remnant forest within the site are all significant under the Regional Policy Statement. These forest types have suffered considerable loss historically and these remnants are of high ecological value which we believe supports their protection. Areas of seral scrub and low forest also occur. These have lower value but provide opportunities for rehabilitation. (2018, p 63).

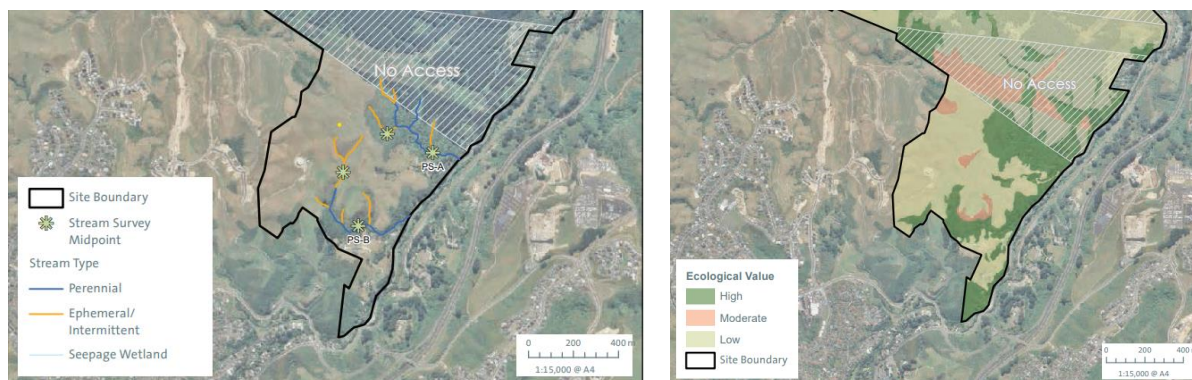
Fig 5 Marshall Ridge showing vegetated areas



There are several Significant Natural Areas (SNAs) on this site, as shown in the above photo. It is important that these are preserved and not impacted if any development is to take place.

We reproduce two maps from their report, Fig 11 Streams and Fig 13 High Ecological Value respectively.

Fig 6 Maps from Boffa Miskell report, 2018



If any development is to take place, it is important that the lie of the land including gullies is accurately mapped, that these are not filled in during earthworks and that new roads are planned to avoid them. We note that Large Lot Residential in this area can be achieved using existing roads and driveways. Walking tracks could make use of existing farm tracks.

Earthworks

We have seen no earthworks plans as yet, so our comments relate to nearby developments such as the Reedy Block. Here, earthworks have been used to create large flat areas on either side of new roads as housing platforms, leaving steep escarpments above and below the earth-worked areas. In Fig 4B, it is likely that escarpments will be constructed for the proposed FUZ housing and the proposed roads.

Fig 6 shows recent examples by the same landowner developer.

Fig 6 Earthworks in the Reedy Block



Remedy we seek: That any development in this area takes place with a minimum of vegetation clearance and earthworks, that no new roads are built and that natural gullies are not filled in.



Flooding Potential - Detention Dams

Serious flooding has occurred along Porirua Stream in the past from arising from Stebbings and Setton Nossiter catchments including some events after the detention dams were constructed.

The first two photos, Fig 7 below are of the upper side of Stebbings Dam taken during a flood event in 2015 before significant housing, hence hard surfaces had been instated above the dam. The third photo is of the July 2020 flood (Seton Nossiter catchment) and the fourth of flooding in Porirua Stream, Debris Arrestor.

Fig 7 Stebbings Dam 2015, Seton Nossitor Dam 2020 and Debris Arrestor



Stebbings Dam 2015	Stebbings Dam 2015
	
Seton Nossitor Dam 2020	Porirua stream near Willowbank Road, receiving water from Stebbings and Seton Nossitor catchments

Permeable Surfaces DEV3-S10

Council’s standard (Rule 5) for greenfield development is hydrological neutrality. They stipulate a minimum of 30% permeable surfaces for this site. It is unclear how the neutrality standard would be met with such a low lower limit. Furthermore, Stebbings Farmlands seeks relief that this be reduced to as low as 20%.

Impact on Porirua Stream

The two detention dams above offer some protection from floods at peak, albeit insufficient, but streamside properties in Glenside, Willowbank, Takapu and Tawa downstream from the proposed development will receive no protection from stormwater runoff from this area during peak rainfall.

We believe any housing development on this slope should be hydrologically neutral. Because this is almost certainly unachievable for medium density housing development in this area, we limit our support to Large Lot Residential only.

Remedy we seek: We ask that this proposed development area be limited Large Lot Residential development and that the appropriate standard for permeable surfaces that avoids any increase in flooding or risk of slips, eg Rule 5 be applied.

7 Conclusions

The Council’s proposal will place a pocket of urban housing in an isolated, elevated and unsuitable location, will involve the filling of gullies for building roads and housing platforms, and is not in line with sustainable watershed management for minimising flooding and the impact of climate change.

We ask that Council respect and restore the Ridgelines and Hilltops Visual Overlay, disallow pockets of urban housing on steep terrain as proposed for Glenside West, protect this landscape and reclassify this area as Large Lot Residential.

Thank you for the opportunity to make this submission.

Barry Blackett,
M 027 244 5484
Glenside Progressive Association Inc.

Glenside Progressive Association (GPA)

Oral Presentation on Wellington City Council Proposed District Plan Hearing – Stream 6, Glenside West Supporting Notes, 22 Feb 2024

1 Summary

I am from the Glenside Progressive Association. My presentation today refers to the area zoned for Future Urban Zone in Glenside West.

We make the case that Glenside West is unsuitable for the proposed housing development and suggest Large Lot Residential instead.

My presentation covers five areas.

- Location and connectivity
- Visual amenity
- Housing density and NPS-UD
- Development Proposal
- Environmental impacts

2 Location and Connectivity

Slide 1 shows the two proposed development areas which are poorly connected. Glenside West is separated from Upper Stebbings Valley by a ridgeline, pine plantation and transmission lines offering no through access. There is no existing track connecting them and no possibility of a road link in future.

Conclusion: The proposed Glenside West development will be isolated and poorly connected. There are no remedies we can suggest to improve this.

3 Visual Amenity

District Plan Change 33, Ridgeline and Hilltops Visual Amenity, 2009 offers visual protection to 19 ridgelines in Wellington.

Slide 2 Northern Reserves Management Plan, 2008:

“Marshall Ridge is valued as a critical reserve, contributing to landscape coherence and amenity, providing part of a unifying space framework and offering extremely important views to the Grenada- Newlands area, with slopes providing vital linkages and coherence across the landscape.”

The proposed development removes this protection from Marshall Ridge which is very visible from nearby suburbs and from SH1 and is visually stunning.

Slide 3 Shows that the limited visual protection now offered by the PDP will be ineffective.

Building close to ridgelines can be costly and environmentally challenging. Ridgeline visual protection also constrains these impacts.

4 Housing Density NPS-UD, DEV3-S15

Medium Density Residential Standards (MDRS) do not apply to areas such as Glenside West

Slide 4 Areas covered by Policy 3 are:

- a) city centre zones
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Wellington City places great importance in preventing urban sprawl. But this can occur upwards as well as outwards. Both DPC 33 and NPS-UD can help contain and concentrate urban development within city and major suburban centres.

We acknowledge the need for more housing in Wellington but this should be limited to the area classes defined by Policy 3. Building on hillsides close to ridgelines is upwards urban sprawl.

Remedy we seek: Acknowledgement by Council that the Government's Policy Statement on Urban Development does not apply to this area, which is steep rural land.

5 Development Proposal, DEV3-S15

Slide 5 Shows what is proposed for Glenside West. Map A is the Proposed District Plan and Map B is the amended version sought by the developer with an accompanying increase in the area for development (orange hatch).

The plan is for MDRH within the part of Marshall Ridge earlier designated as part of the Ridgeline and Hilltop overlay. Housing will approach the crest of the ridgeline (Ridgetop) shown in dark grey and will be very visible from nearby suburbs and SH1. Earthworks are likely to be extensive.

Remedy we seek: That the whole area shown in yellow or orange and light grey is limited to Large Lot Residential. We are also strongly opposed to the filling in and piping of perennial and ephemeral streams.

6 Environmental Impacts

Landscape and Ecology

Slide 6 Boffa Miskell, *Upper Stebbings Valley – Landscape and Ecology Analysis, 2018* identifies Glenside West as having remnant forest of high ecological values.

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Slide 7 Two maps from their report, Fig 11 Streams and Fig 13 High Ecological Value respectively.

Earthworks

We have seen no earthworks plans but nearby earthworks have been used to create large flat areas on either side of new roads as housing platforms, leaving steep escarpments above and below the earthworked areas.

Slide 8 Shows a recent example.

Remedy we seek: That any development in this area takes place with a minimum of vegetation clearance and earthworks. That no new roads are built and that natural gullies are not filled in.

We note that Large Lot Residential in this area will just use existing roads and driveways.

Flooding Potential - Detention Dams

Serious flooding occurs frequently along Porirua Stream from Stebbings and Setton Nossiter catchments.

Slide 9 The first two photos are of the upper side of Stebbings Dam 2015. The third photo is of the July 2020 flood (Seton Nossiter catchment) and the fourth of flooding in Porirua Stream, Debris Arrestor.

Impact on Porirua Stream

The two detention dams above offer some protection from floods at peak, but streamside properties will receive no protection from stormwater runoff from this area during peak rainfall events.

Council's standard (Rule 5) for greenfield development is hydrological neutrality. However, for this site, they stipulate 30% permeable surfaces. Stebbings Farmlands seeks relief that this be reduced to 20%.

Housing development on this slope should be hydrologically neutral – not achievable with only 30% permeable surfaces. We therefore limit our support to Large Lot Residential only.

7 Conclusions

The Council's proposal will place a pocket of urban housing in an isolated and unsuitable location, will involve the filling of gullies for building roads and housing platforms, and is not in line with sustainable watershed management.

Council should restore the Ridgelines and Hilltops Visual Overlay (DPC33), discourage urban housing on steep terrain as proposed for Glenside West and protect this landscape.

Thank you for the opportunity to talk to you today.

Glenside Progressive Association Inc
Barry Blackett, Committee Member