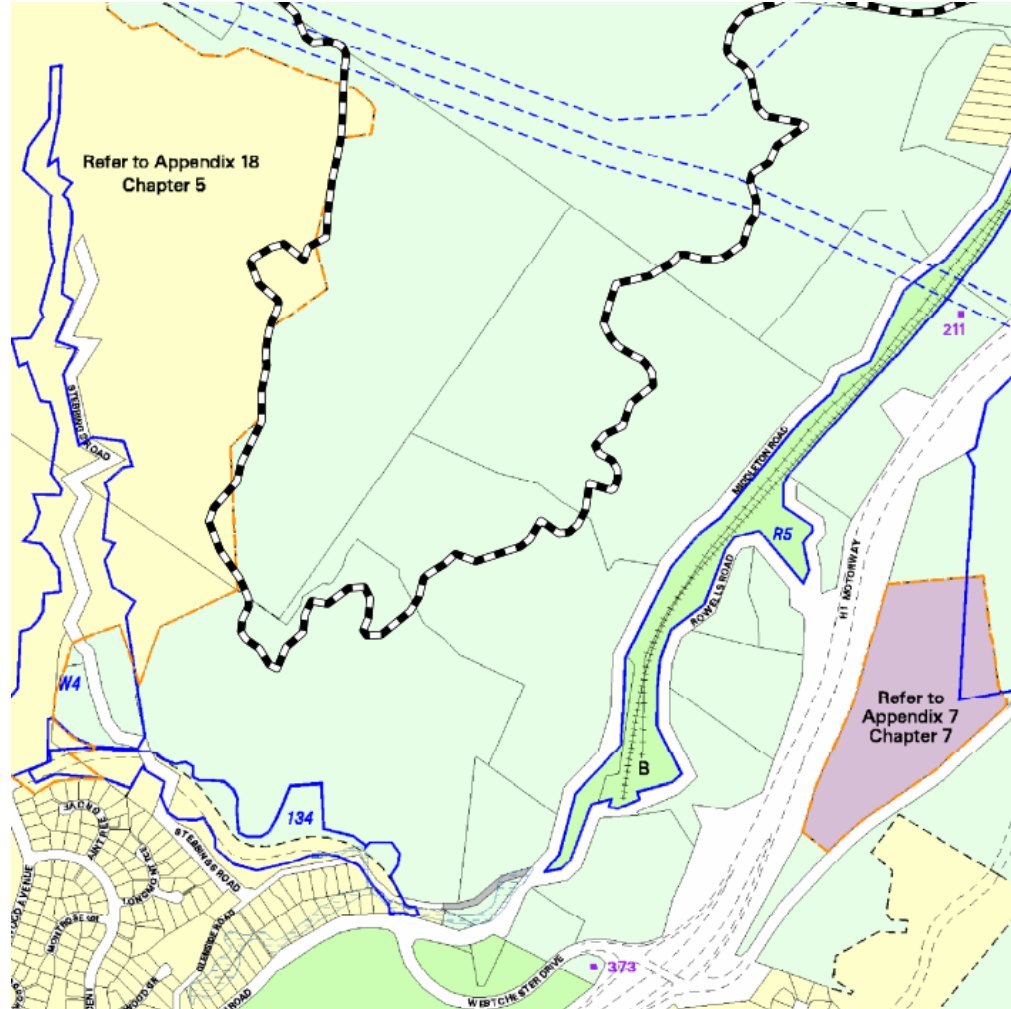


Glenside Progressive Association (GPA)

**Wellington City Council Proposed District Plan
Hearing Stream 6**

Glenside West

Upper Stebbings Valley and Glenside West



DPC33 Ridgeline Protection, Marshall Ridge

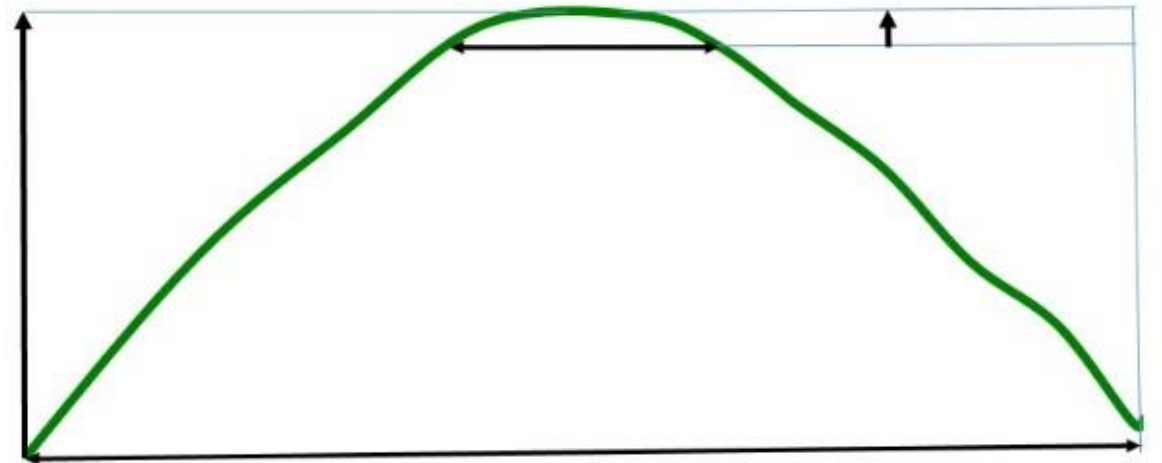
DPC 33 Ridgelines and Hilltops Visual Amenity



Importance of ridgelines is recognised by the 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.”

Marshall Ridgeline



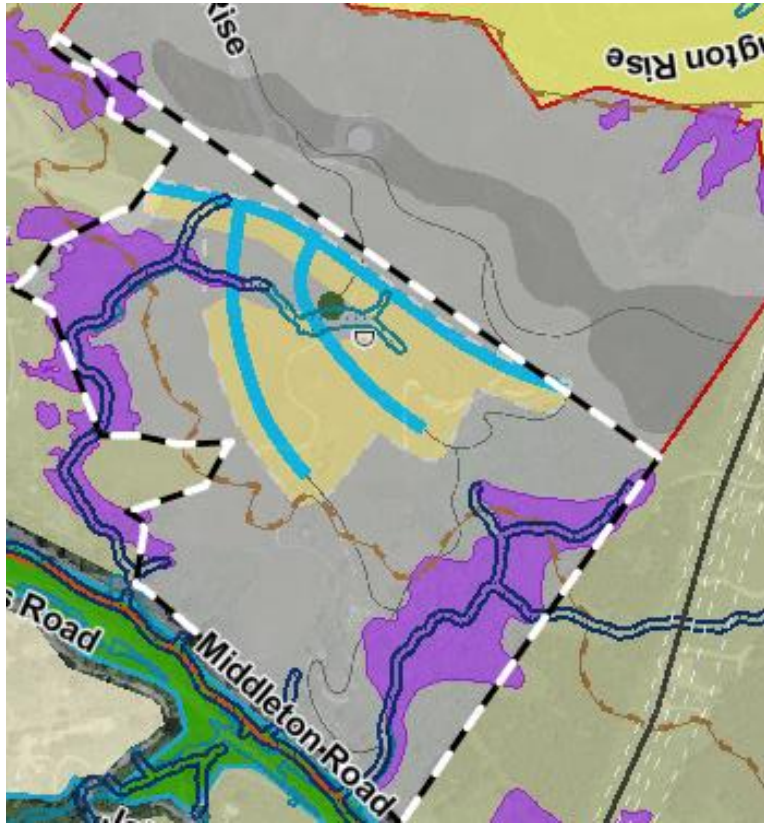
NPS – Urban Development - Policy 3

Areas Covered

- 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

Hillsides and rural areas not included

MDRH Proposals for Marshall Ridge

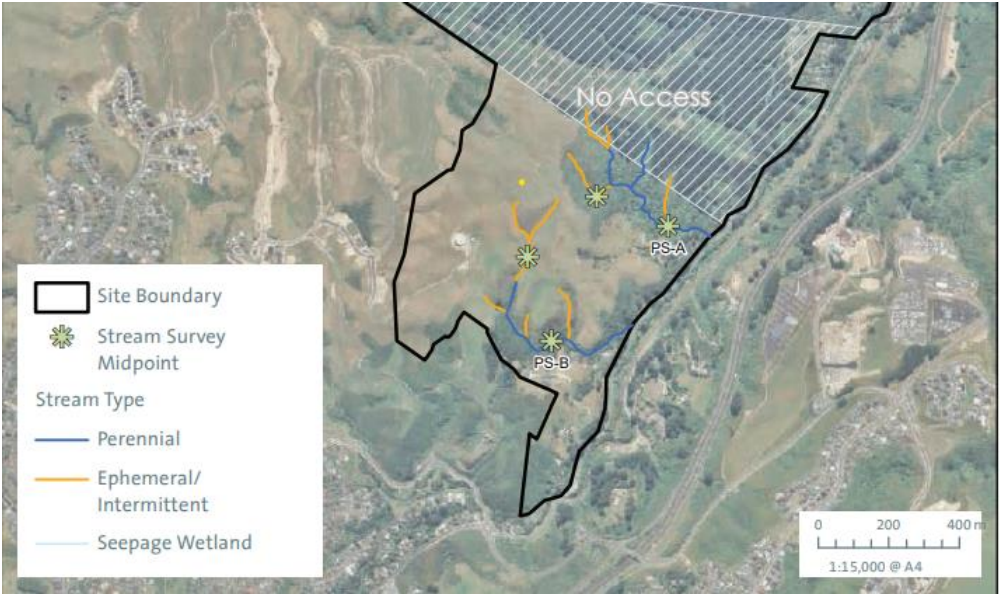


Boffa Miskell, 2018 - Vegetated Areas

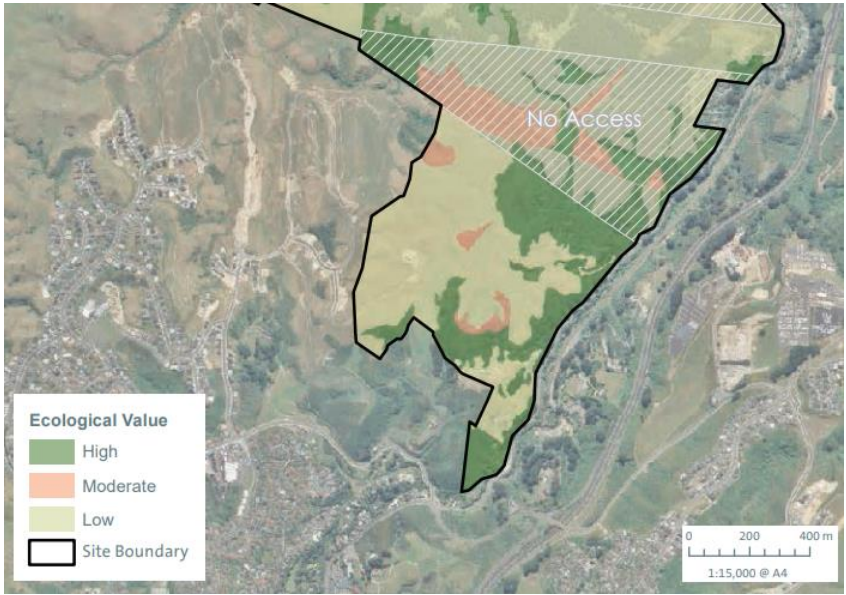


10.3 The areas of remnant forest within the site are all significant under the Regional Policy Statement. These forest types have suffered considerable loss historically and these remnants are of high ecological value which we believe supports their protection. Areas of seral scrub and low forest also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

Boffa Miskell - Maps



Streams



Areas of High Ecological Value

Fig 6 Earthworks in the Reedy Block



Reedy Block Large flat areas and steep escarpments

Recent Floods – Benefit of Detention Dams



Conclusions

We ask Council to:

- Reinstate DPC 33 Ridgelines and Hilltops Visual Overlay to Marshall Ridge
- Recognise that the GPS-Urban Development does not apply to areas such as Marshall Ridge.
- Protect steep terrain and apply hydrological neutrality where stormwater runoff could exacerbate flooding.
- Discourage major earthworks in sensitive environments.
- Reclassify this development area as Large Lot Residential.