

**Glenside Progressive Association (GPA)**

**Wellington City Council Proposed District Plan  
Hearing Stream 8**

**Natural Features and Landscapes**

**Ridgelines and Hilltops Overlay**

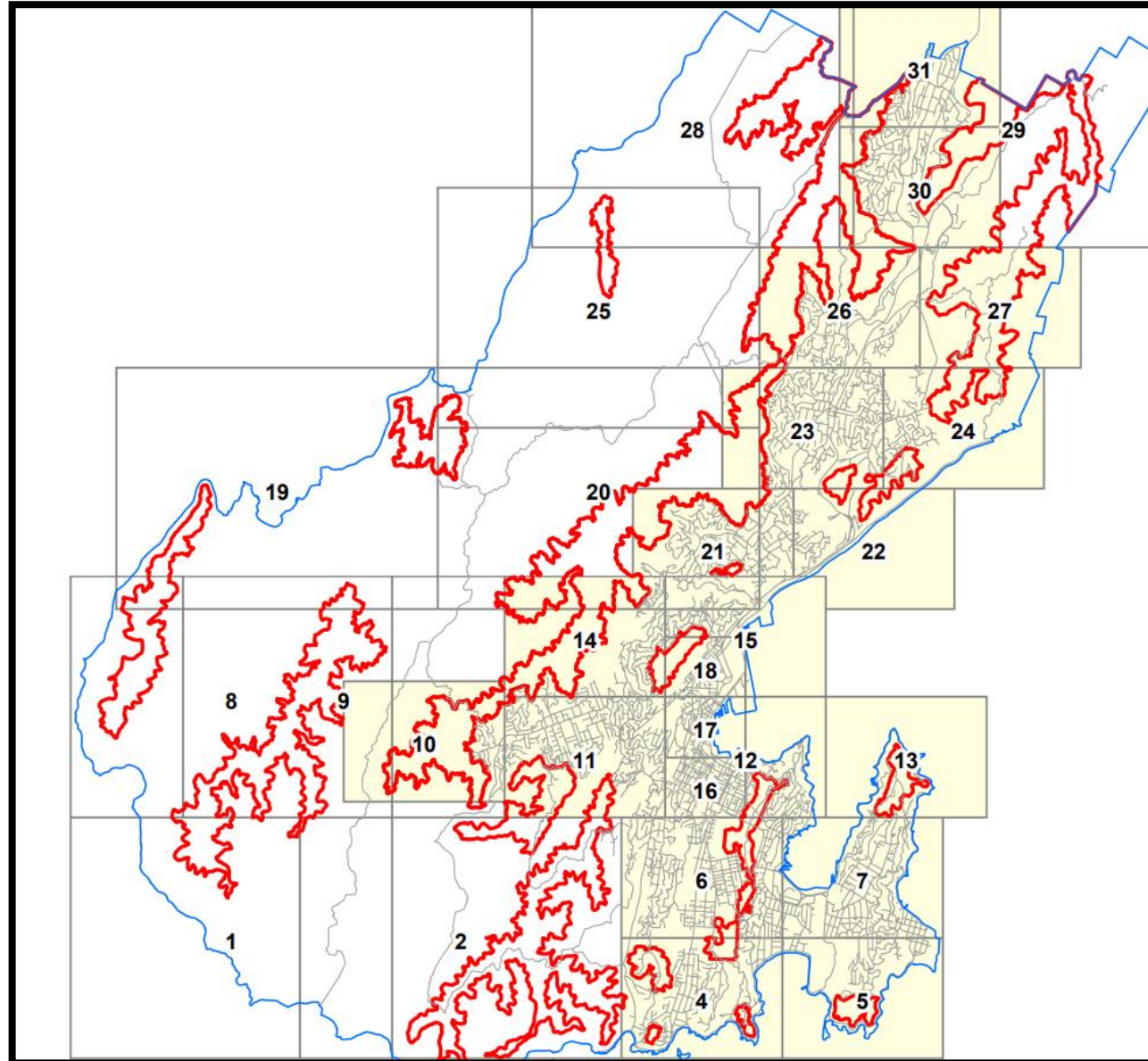
1 May 2024

# Topics to be Covered

- The evolution of the Overlay (DPC 33)
- Panel's findings, 2005.
- Isthmus review, 2020.
- Is Marshall Ridge, West Glenside different?
- Effect of earthworks on steep land or close to ridgelines.
- Stormwater runoff.
- Greenfield developments in Wellington.
- Recommendations

# Overlay

- 18 Ridgelines
- About 50 sq km



# History of the Overlay

- Visual protection of ridgelines was first promoted by the 1985 District Scheme.
- DP 1994: Land to be visually protected: “.....all land at the top of a ridge or a hill measured 50 metres vertically from the apex.
- Boffa Miskell commissioned to resolve problems of application. Reported in 2001.
- Proposed Plan Change 33 received by Council, May 2004.
- Hearing Commissioners recommended acceptance.
- Accepted unanimously by Council, April 2005.
- Variations (mostly Woodridge and Lincolnshire Farms) and appeals considered in next few years.
- Declared Operative in 2009

## Panel's Findings 2005, p6

The Panel recognises that Wellington will continue to grow, and the currently undeveloped ridgelines and hilltops will come under increasing pressure.

**“We are of the view that the overlay provisions will provide an effective framework for controlling development in those areas.”**



# 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.”*

# Isthmus study 2020 – Summary of Overlay benefits

- continuum of undeveloped highly visible landforms.
- provides a visible framework.
- provides connectedness and cohesion.
- links together the higher value landscapes.
- Protects steep slopes from development.
- Helps protect delicate environmental features.
- Prevents upward urban spread.

**‘Higher’ landscape features** - separate consideration.

ONL - Outstanding Natural Landscapes

ONF - Outstanding Natural Features

SAL - Special Amenity Landscapes

SNA - Significant Natural Areas



# Glenside West from the Air



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

# Earthworks in the Reedy Block - Phase 1



Large flat areas and steep escarpments

# Earthworks from Westchester Drive – Fill Slope



# Earthworks in the Reedy Block - Phase 3



# Flash Floods

- Landscapes with cut and fill escarpments are prone to flood damage.
- Council's hydraulic neutrality policy 2019 is intended to reduce such effects.
- Requires at least 30% permeability for developments on flat sites.
- Sloping sites will require additional forms of mitigation.
- Medium density developments on sloping or severely earth-worked land might not be able to meet the standard.



Reedy Block phase 2 during rainstorm

# Wellington

## A city set in Nature

Greenfield land is scarce.

But it is paramount that:

- Landforms are preserved as much as possible.
- Earthworks are minimised.
- Steep slopes are not built on.
- Ridgelines are kept free of development.



# Recommendations

## We ask Council to:

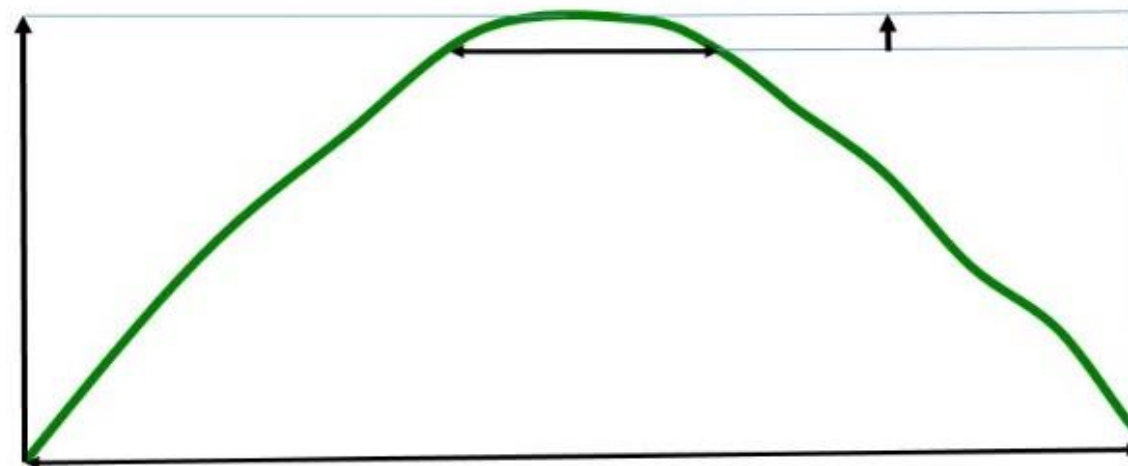
- Value the Ridgelines and Hilltops Visual Overlay for providing coherence and continuity.
- Restore Marshall Ridge to the Overlay.
- Discourage major earthworks in sensitive environments.
- apply hydraulic neutrality where stormwater runoff could exacerbate flooding.
- Disallow pockets of medium density urban housing on steep terrain as proposed for Glenside West.

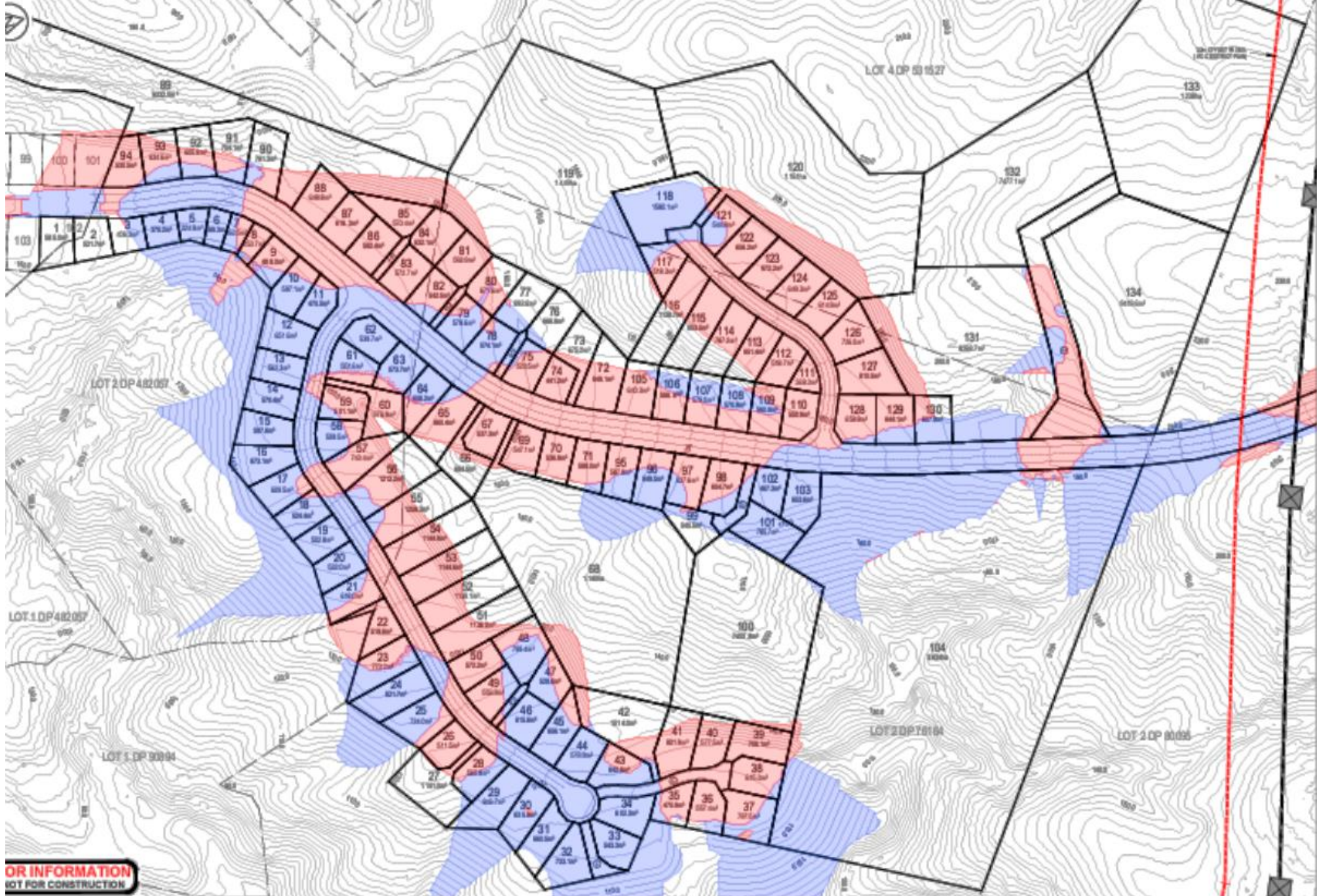
We trust that the Overlay will continue to provide a framework for controlling development as intended by Council when first adopted in 2005.





# Marshall Ridgeline





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NOT FOR CONSTRUCTION