

Appendix A: APP13 – Upper Stebbings and Glenside West Development Area – Tracked Changes

Red underline and strike-out: show additions and deletions to the notified APP13 – Te Rohe Whanake o Upper Stebbings me Glenside West, APP13 – Upper Stebbings and Glenside West Development Area as recommended by the relevant section 42A Reporting officer.

Green underline and strike-out: show additions and deletions recommended in the Tranche 2 Wrap Up report.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

APP13 – Te Rohe Whanake o Upper Stebbings me Glenside West

APP13 – Upper Stebbings and Glenside West Development Area

Upper Stebbings and Glenside West Development Area

Requirements for Upper Stebbings	
Open Spaces	
DEV3-APP-R1	<ol style="list-style-type: none"> 1. A high-quality fit-for-purpose open space network must be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes: <ol style="list-style-type: none"> a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and connections to the ridgetop Marshalls Ridge, streams, and the Redwood Bush Reserve; b. Integration of the land underneath transmission lines into the open space network so it can be accessed and used by the public for recreation purposes. For example, as a dog exercise area as required by DEV3-APP-R1.1.c; c. Three neighbourhood parks of at least 0.25 ha must be provided in the approximate locations on the Development Plan. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change; 2. All neighbourhood parks must include: <ol style="list-style-type: none"> a. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities; b. Play equipment; c. Large shade trees; d. Seats; and e. Pedestrian access paths/tracks; 3. Neighbourhood parks can also include: <ol style="list-style-type: none"> a. Opportunity for community garden; and b. Connections to natural open spaces where possible; 4. In addition to the three neighbourhood parks required by DEV3-APP-R1.1.c, a fenced dog exercise area a minimum of 0.4 ha in size must be constructed and accessible for public use at the time the 300th dwelling is constructed within Upper Stebbings; and 5. The neighbourhood parks required by DEV3-APP-R1.c 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.
Roads	
DEV3-APP-R2	<ol style="list-style-type: none"> 1. A collector road shall be constructed which connects Melksham Drive and Rochdale Drive to form a loop through Upper Stebbings.

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