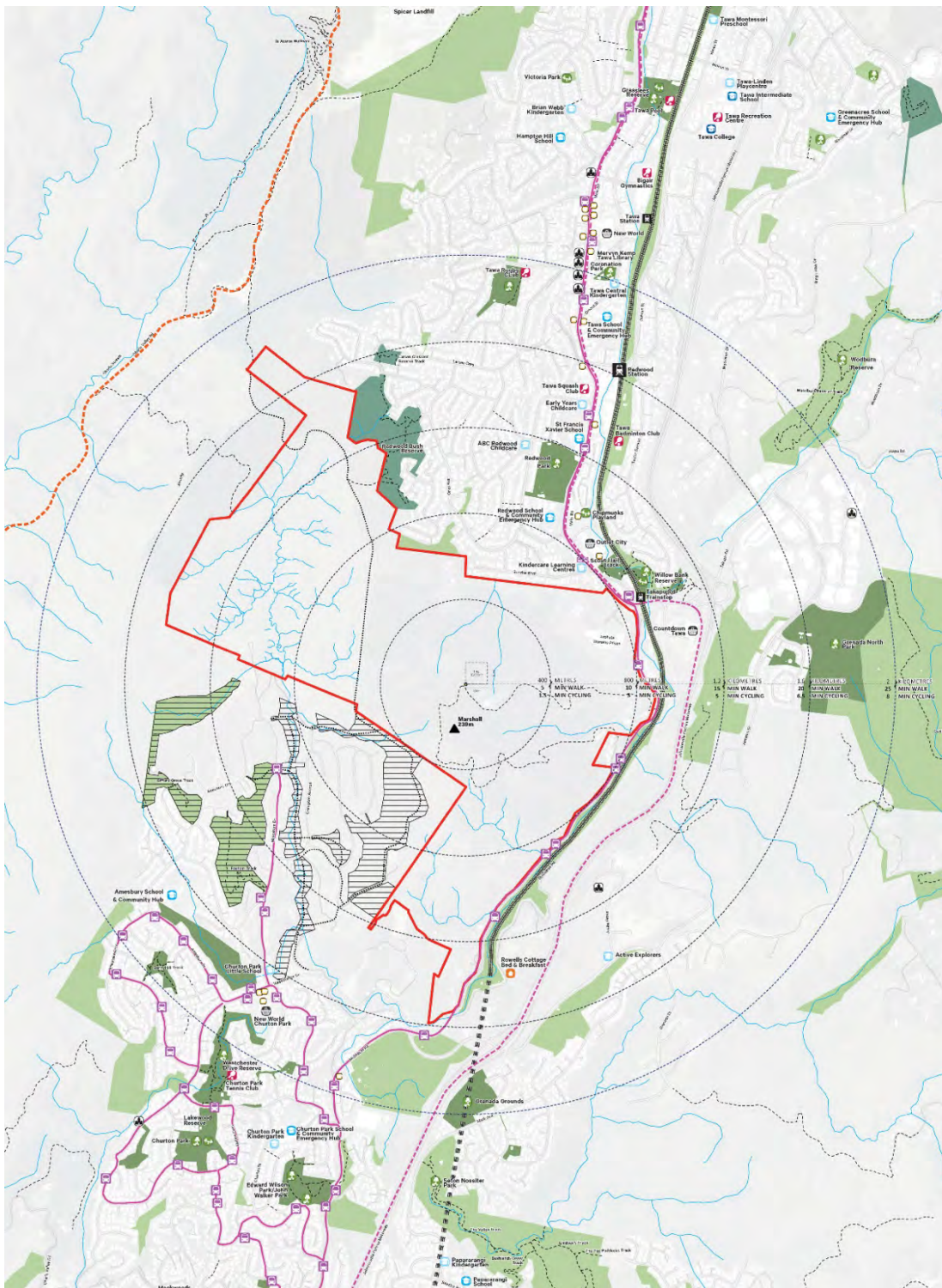


Upper Stebbings Valley

Upper Stebbings & Glenside West Structure Plan



Context

Why we are doing this?

To better plan for a new community in one of the few remaining greenfield development areas in Wellington City.

To create a community that “will knit together an inclusive and diverse urban area with the natural environment framework, all underpinned by a quality transport system offering choice, and an effective infrastructure network. By providing a range of good quality housing options within the local environment, people will want to live in a community that is unique in Wellington.”

How is this done?

The project has set out 8 principles for development of the area. These are:

Housing

A compact and diverse community with high standards of liveability.

Diverse housing types and styles to meet the diverse needs.

Parks & nature

A community where you can see, experience and play amongst the native flora and fauna.

A community designed from start to be environmentally responsible.

Community & resilience

A community that embodies Wellington's cultural diversity, friendly people, festivities and creativity.

A well connected community with facilities and activities so that people can thrive.

Transport, 3 waters & power

Good public and active transport connections.

Green and traditional water infrastructure that works together improving water quality and preventing flooding.

What have we learned about the process?

This process is new for Wellington City Council so we continue to learn as we go.

What has been valuable?

- Being able to do this work with the public and experts. This has allowed everyone to learn more about this area, the issues and solutions.
- Being able to put issues on the table and work through them collaboratively.
- Being able to work on one plan for an area, rather than produce several separate plans.
- Understanding that people actively want to be part of the solution.

Things to improve

- A better reach of communication, so more people know about what is happening, and can be involved, improving the process.
- Clearer communication of the future steps, decisions and how people can get involved.
- People want to understand the issues and details.

What have we learned about the local issues?

While we are learning about the process, we are also learning about the big issues the community is facing.

Key issues

- Any future development will have an impact on Tawa residents and infrastructure, including roads, train stations, water and waste pipes, streams, schools, shops, among others.
- Most consistently residents were concerned with roading impacts, such as parking, safety and other issues associated with an increase in traffic.
- Residents are concerned about the other projects happening around them, including growth in Porirua East, Kenepuru and north along Transmission Gully.
- Sunrise Boulevard is seen as not a suitable connection point.
- Middleton Road is not seen as a high quality road and needs improvements.
- The local community has worked hard to reintroduce native birds, animals and plants to the area. Development must be managed to not impact these efforts.
- The hilltops (or ridgelines) are seen as important to the local communities. They help define the communities geographically as well as their lifestyle.

What do people think about the ideas so far?

And while we are learning about the process and issues, we are also learning about what people like, and don't like, about the ideas discussed so far.

Scenario 1

- This has good support for a community with good access to native flora and fauna.
- However, most people did not believe this would supply the necessary types of housing, public transport options, or local facilities.

Scenario 2

- This has good support for a community with good access to native flora and fauna, as well as a community that has diverse housing types.
- However, there is disagreement over whether this area would be suitably serviced with public and active transport options as well as local facilities.

Scenario 3

- This has good support for a community that can provide a range of housing types, good public transport, walking and cycling connections, as well as appropriate local facilities.
- However, there is disagreement over whether this area would be environmentally responsible.

What happens next?

Moving on from the engagement last year, those scenarios are now no longer needed. But we do need to create a plan. To do this, we intend to:

Phase 1: Begin detailed design work

- This includes roading layouts and options, as well as development areas.
- Then we can assess potential impacts.
- We will engage with the local communities on these ideas and potential impacts.
- This is likely to be a multi-stage approach with several pieces of work completed over the course of 2019.

Phase 2: Develop a master plan

- This is a comprehensive plan covering all the aspects of how this area can change, and how that change is managed.
- This will be publically engaged upon. The aim for this is after the local Council elections in October.
- Feedback will then be incorporated to ensure the plan is responsive to the community.

Phase 3: District Plan Change

- This is the technical planning process that involves formal notification, consultation, submission, hearings and decision stages. This will likely take place between 2020 to 2022.

Construction timing is not stated as the land is privately owned and it is anticipated will be developed privately. Thus timing cannot be specified. However, this land could take upwards of 15 years to be fully developed.